

KEITH COUNTY PLANNING COMMISSION

MINUTES

APRIL 7TH, 2016

Chairman Koontz called the meeting to order at 7:30 p.m. with a quorum present. Chairman Koontz noted the Nebraska Open Meeting Law was posted for all to read.

Roll Call: Elliott, Franklin, Holscher, Holz, Koontz and Spurgin.

Excused Absence: Adams and Brodbeck

Note: Short One Commissioner pending appointment.

County Board Liaison: C. Johnson.

Staff: J. Quinlivan.

Also in attendance were Ray and Violet Harper, applicants for Happy Trails Preliminary Subdivision and Monte Docekal and Ryan Dickinson with Dickinson Surveyors.

Chairman Koontz called for a review of the agenda as mailed. There being no deletions or additions motion by Spurgin to approve as mailed, second by Elliott; motion carried with all present voting in the affirmative.

Chairman Koontz called for a review of the minutes of March 3rd, 2016 as mailed. There being no corrections motion by Holscher to approve as written, second by Holz; motion carried with all present voting in the affirmative.

Chairman Koontz then opened the first hearing: Request for approval of a Preliminary Plat for Happy Trails Subdivision. Chairman Koontz asked staff to review request. Staff noted that the development was adjacent Ogallala Beach Road on the west side, there has been and continues to be development southward from Yacht Club Estates; this being the second development. Staff noted that the development consisted of two blocks, two minor subdivision roads with access to the North via a frontage road and access on the county road with a direct access on the south end. Staff commented that the plat met all the requirements of the subdivision ordinance, the cul-de-sac meets the radius requirement, a frontage road is platted on the east side, minimum lot sizes are adhered to and minimum ROW for interior roads. Chairman Koontz called for a motion, motion by Holscher to recommend approval of the preliminary Plat as presented, second by Spurgin; all present voting in the affirmative, the plat will be presented to County Board following public notice.

Chairman Koontz then opened the second hearing: Request for change of zone from Ag to RR for all lots excluding Lot 4, Block two of Happy Trails Preliminary Subdivision. Staff noted the request is in keeping with area development, meets the goals of the Comprehensive Plan and is not detrimental to adjacent land uses. Chairman Koontz called the question; motion by Elliott to recommend approval of the request for change of zone as petitioned, second by Holz; all present voting in the affirmative. The request and recommendation will go before the County Board in approximately two weeks.

Chairman Koontz opened the discussion of Items for Action the first being the election of officers. Motion by Spurgin to nominate Koontz for Chairman, second by Holz. After long discussion regarding Commission activity in the next year a unanimous ballot was cast for Koontz to continue as Chairman from May 2016 to April of 2017.

Chairman Koontz then asked for nominations for Vice Chairman. Motion to nominate Elliott by Holscher, second by Franklin. Commissioner Elliott indicated that he would accept that position; a unanimous ballot was then cast for Elliott to serve as Vice Chairman from May 2016 to April of 2017.

Under Items for discussion staff reviewed and recommended changes to Article 19 5C. Chairman Koontz requested those changes be set for hearing at the next meeting, May 5th, 2016. Further discussion was held on individual single family development in Ag zoning. The Commissioners will continue to review this as the Comprehensive Plan is revised.

There being no further business motion by Spurgin to adjourn, second by Holscher.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date