

KEITH COUNTY PLANNING COMMISSION

MINUTES

MAY 7TH, 2015

Chairman Holland called the Keith County Planning Commission meeting to order at 7:30 p.m. on May 7th, 2015 with a quorum present.

Roll Call: S. Allen, Ayres, Brodbeck, Holland, Holz, Holscher & Koontz.

Absent: C. Allen and Spurgin.

Staff and Ex-Officio: Quinlivan and Johnson.

Guests: See Attached list.

Chairman Holland called for a review of the agenda as mailed. There being no additions or changes, motion by Holscher, second by Koontz to approve the agenda as mailed. All present voting in the affirmative.

Chairman Holland called for a review of the minutes of April 2nd, 2015 as written. There being no changes or corrections, motion by Brodbeck to approve as written, second by S. Allen; all present voting in the affirmative.

Chairman Holland opened the first hearing: Geiger's Subdivision to plat lot 33 of Erb's 2nd Subdivision and a tract of land located in the East ½ of Section 6, T15N/R40W. Staff reviewed the request noting that a new subdivision was necessary with the unplatted land included, and a service road would be extended westward to the edge of the newly platted ground. It was noted that the unplatted ground would need a change of zone to residential. Motion by Ayres to approve the subdivision as drawn with the stipulation that the unplatted ground made part of the subdivision be rezoned to residential, second by Koontz; all present voting in the affirmative.

Chairman Holland opened the second hearing: a Change of Zone request by Mr. Greg Gifford for property located at Lots 2&3 of Dorris' 2nd Addition, Section 19, T15N/R38W. The property is presently zoned HD Highway Commercial, the request is to change that commercial zone to TS Tourist Service. Mr. Gifford noted that he has requested the change in order to develop an RV park and possibly small retail outlet. Staff noted that the Comprehensive Plan indicates this area to be a Community Cluster, also the site has both a frontage road platted and a separate entrance from the highway. Staff also noted that the land uses in that area are varied, including commercial and mixed residential, railroad and Game/Parks campground. Motion by Allen to recommend approval of the Change of Zone for Lots 2&3 of Dorris's 2nd Addition as requested, second by Koontz: All present voting in the affirmative.

Chairman Holland opened the third hearing: A Conditional Use request by Mr. Greg Gifford to develop an RV park only on Lots 2&3 of Dorris's 2nd Addition, Section 19, T15N/R38W. Staff reviewed the request noting the same basic facts that related to the previous change of zone, noting, however, the concern over the type of traffic making left and right hand turns into the proposed RV Park. After a long discussion regarding traffic, lines of sight, and the frontage

road, motion by Allen, second by Ayres to recommend approval of the Conditional Use with the stipulations found in the staff report with the addition that an access easement be provided for the residence west of the site: all present voting in the affirmative.

Chairman Holland opened the fourth hearing: Text Amendment to Article 19, Section 2A. The proposed amendment relating to accessory buildings would permit such buildings on substandard lots of 10,000 feet or less without a primary residential structure. Staff noted that this amendment had long been discussed prior to hearing, staff noted the positive of developing those lots unsuitable for residential use, and the negatives of potential commercial use, maintenance and the impact on adjacent property value. It was noted that individual subdivisions can through their covenants regulate the placement of these structures, and the unincorporated communities could see greater development. Staff also noted that the amendment would provide for accessory building ‘parks’ within new subdivisions if the developer so agreed. Motion by Koontz to approve as written, second by Holscher: Roll call vote was requested: Allen/Aye, Ayres/Aye, Brodbeck/Nay, Holland/Aye, Holz/Aye, Holscher/Aye, Koontz/Aye; motion carried 6-1.

Chairman Holland opened the meeting to the election of officers noting that he would not be a candidate as an officer. Motion by Holland to nominate Koontz for chairman, second by S. Allen, motion by Koontz to nominate Ayres for Chairman, second by Brodbeck: Roll Call vote: Allen/Koontz, Ayres/Koontz, Brodbeck/Ayres, Holland/Koontz, Holz/Koontz, Holscher/Koontz, Koontz/Ayres. Koontz by virtue of a 5-2 vote named 2015-2016 Chairman beginning with the June 2015 meeting. Chairman Holland opened the nomination for Vice Chairman: S. Allen was nominated by Koontz, second by Brodbeck: Roll call: Unanimous ballot cast for S. Allen.

Chairman Holland opened the last piece of business: A request for further definition of ‘permanent foundation’ as it applied to the placement of a single wide mobile home in the RR2 district. Mr. Robb Schiltz intends to place a mobile home in Albee’s 1st Addition which requires a ‘permanent foundation’. He believes this should be under the interior frame rather than the exterior perimeter. After discussion the commission members instructed staff to work out a compromise.

There being no further business the commission adjourned to June 4th, 7:30 p.m.

ATTEST: _____
Keith County Zoning Administrator

Wes Holland, Chairperson

Date

BOARD OF ADJUSTMENT
5-7-15

NAME	AGENDA ITEM
Ron Wilson	Variable
Caleb Johnson	
John	
Darlene Shakie Kiefer	
DAN McAuliffe	