

KEITH COUNTY PLANNING COMMISSION
MINUTES

JUNE 18th, 2015

Chairman Koontz called the Keith County Planning Commission meeting to order at 7:30 p.m. on June 18th, 2015 with a quorum present, noting the open meeting law posted for all to see and read.

Roll Call: S. Allen, Ayres, Brodbeck, Spurgin, C. Allen, Holscher & Koontz.

Absent: Holz.

Staff and Ex-Officio: B. Shaffer and Johnson.

Guests: Leonard Littlejohn, Robert Goodwin, Brad and Judy Radisewitz, Tyrell Most.

Chairman Koontz called for a review of the agenda as mailed. Koontz asked to add to the agenda a discussion on zoning on the north side of the lake. Motion by Holscher, second by Spurgin to approve the agenda with the addition. All present voting in the affirmative.

Chairman Koontz called for a review of the minutes of May 7th, 2015 as written. There being no changes or corrections, motion by Spurgin to approve as written, second by S. Allen; all present voting in the affirmative.

Chairman Koontz opened the first hearing for Conditional Use Request #15-3 by Gene Vogl to replace existing mobile homes with newer units for vacation rentals on property located in a tract in the NE ¼ of Section 17, T15N, R39W. S. Allen reviewed the request. Mr. Vogl explained they want to upgrade 2 older mobile homes with newer nicer ones. He noted that one septic on the property is registered with the state but the other one still needs inspected. He said they have cut back the bushes to increase site distance and explained he will move the mobile homes to meet current setback requirements. Spurgin made a motion to approve the conditional use request with these conditions, an approved site plan meeting current setbacks, vegetation is cut back on the north side of the lot and the septic systems be approved by DEQ. C. Allen seconded, all present voting aye. Motion carried.

Chairman Koontz opened the second hearing for change of zone request #15-5 by David Geiger to rezone Geiger's Subdivision, a subdivision located in Section 6, T15N, R40W. J. Ayres reviewed the request. Spurgin asked for clarification why the change was needed. Staff noted the request was required because Mr. Geiger had replatted in May 2015 but the lots he combined weren't zoned the same, initiating the need to rezone. C. Allen made a motion to approve the zone request, seconded by Brodbeck, all voting aye, motion carried.

Chairman Koontz opened the third hearing for Littlejohn Replat, to replat lots 7 & 8 in D. D. Carey's Subdivision in Section 17, T15N, R39W. Holscher reviewed the request. He detailed how the Board of Zoning Appeals had granted a side yard variance request on this property. The 2 homes don't meet current setbacks and a variance was required to solve the issue. The replat was needed because one home sat across the property line. Tyrell Most with Dickinson

Surveyors explained how they sat the lot lines to move them around the house. Motion by Holscher to approve Littlejohn Replat, Seconded by Ayres. All voting aye, motion carried.

Chairman Koontz, noting the agenda, left the text amendments on the table to be heard next month.

Chairman Koontz reviewed LB 540 with the commission members. It requires counties to update their building codes to be current with IBC standards. Koontz suggested a committee of a few board members and a few members of the public to discuss a plan to bring our building code up to date. S. Allen proposed all the board members meet early several months for the discussion rather than leaving it up to a few. All concurred that would work. Staff was directed to check into getting members of the public to attend for their input.

Chairman Koontz spoke on LB 106, he said some of the language has been changed from “shall” to “may”. Discussion followed, Commissioner Johnson said this current bill had been cut back considerably from the original bill. He said since we already have zoning regulations in place, it shouldn’t greatly affect us.

Chairman Koontz brought up for discussion, rezoning properties for commercial development on the north side of the lake. Mr. Kent Bernbeck introduced himself, explaining he has a fleet of campers he rents out of the Kite Ranch. His business is quickly growing out of space and he’s considering buying property near the entrance to the Arthur Bay area of Lake McConaughy. He doesn’t want to see huge commercial development on the north side of the lake but he believes certain areas are perfect for commercial growth, expressly the area around Arthur Bay. He thinks there’s a need for services at that intersection. Some discussion was had, Koontz isn’t against growth but it has to make sense and be good for neighbors. Spurgin thinks we should zone business in and not zone business out and that intersection would be a good place for commercial development.

It was noted the July 4th holiday could make a quorum for a July 2 planning commission difficult to attain, motion by S Allen to adjourn to July 9, 2015 at 7:30 p.m., seconded by Holscher.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date