

Keith County Planning Commission
Minutes

August 6, 2015

Vice chairman Scott Allen called the Keith County Planning Commission meeting to order at 7:30 p.m. on August 6, 2015, with a quorum present, noting the Open Meetings Act was posted for all to see and read.

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

Absent: Koontz, Spurgin & Holz

Ex Officio: Caleb Johnson

Staff: none

Guests: See attached list.

Vice chairman Allen called for a review of the agenda as mailed. It was noted by S. Allen, under Items for Discussion, neither representatives from Scottsbluff County nor Keith Marvin would be attending tonight's meeting; thus they could be removed from the agenda. Motion by Holscher to approve the amended agenda, second by Ayres; Ayes: all, Nays: none; motion carried.

Vice chairman Allen called for a review of the July 9, 2015 minutes. Motion by Ayres to approve the minutes as presented, second by Brodbeck; Ayes: all, Nays: none; motion carried.

Vice chairman Allen called opened the first hearing; a request for a preliminary plat review of Pelican Roost #6. Staff reviewed the preliminary plat, a track of land located in the southwest quarter of Section 25, Township 15 North, Range 40 west of the 6th P.M. in Keith County, Nebraska.

Mr. Mike Vail was present to answer questions regarding the proposal. C. Allen questioned if the property was served by a community well. Mr. Vail stated that while there is access to the community well, which was currently in existence by the original Pelican Roost subdivision, given the lot sizes in the preliminary plat, landowners would also have the option to drill individual wells if so desired or connect to the community well. Motion by C. Allen to recommend approval of the preliminary plat for Pelican Roost #6, second by Holscher; Ayes: all, Nays: none; motion carried.

Vice chairman Allen opened the meeting to Items for Action: Troy Evans was present to present the site plan review of AAA Subdivision & mobile home court. Mr. Evans answered questions regarding the site plan and his intent to improve the property from its current condition. Mr. Evans stated that all lots will have individual septic systems, and will be served by a community well. C. Allen asked if there were going to be any association covenants, to which Mr. Evans

responded no. S. Allen asked whether concrete pads would be established. Mr. Evans stated that it was really up to the lessee, dependent upon if a camper was placed on lots seasonally, or if a mobile home was placed on lots on a permanent basis. Roads are to be maintained by Mr. Evans. It was stated that Dickinson Land Surveyors had staked the lot corners. Mr. Evans also stated that electricity has all ready been run to the lots. All new lots would require a septic system be established, while older lots would be grandfathered in. Motion by Ayres to recommend approval of the site plan for AAA Subdivision & mobile home court, second by Elliott; Ayes: all, Nays: none; motion carried.

Discussion regarding accessory buildings was tabled to the September meeting.

Ayres made motion to adjourn. Meeting adjourned by common consensus.

ATTEST: _____
Keith County Zoning Administrator

Scott Allen, Vice Chairperson

Date

Sign in list
August 6, 2015 P.O.

NAME	Agenda Item
Tom Evans	Omaha Beach CT
Don Hoffman	
Miche Val.	Pelican Roost #6