

KEITH COUNTY PLANNING COMMISSION

MINUTES

May 5TH, 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: Adams, Brodbeck, Elliott, Franklin, Holscher and Koontz.

Absent: Holz; excused absence: Spurgin.

Note: Short one commissioner pending appointment.

County Board Liaison: C. Johnson.

Staff: J. Quinlivan.

Guests: see attached list.

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

Chairman Koontz called for a review of the minutes of April 7th, 2016 as mailed. There being no corrections motion by Elliott to approve as written, second by Holscher; motion carried with all present voting in the affirmative.

Chairman Koontz then opened the first hearing: Request for approval of a Final Plat for Happy Trails Subdivision. Chairman Koontz asked staff to review request. Staff noted that the preliminary plat for this subdivision went through planning commission in April, Quinlivan gave a brief review of the proposed subdivision, adding that the plat met all the requirements of the subdivision ordinance. There were no questions from the board, motion by Brodbeck to recommend approval of Happy Trails Final Plat as presented, second by Elliott; all voting aye, none voting nay, motion carried.

Chairman Koontz then opened the second hearing: Request for change of zone #16-1 by Dunwright Enterprises to rezone from Ag to RR a tract of land located in Section 10, Township 12 North, Range 38. Staff reviewed the request, it was tabled in February at the request of the applicant. Quinlivan presented the survey plat of the area. Dickinson noted the lot had been there since the 1950's, although the lot represents a non-conforming use, it's grandfathered in as long as there are no changes to that use. The use changed when it was turned into a residence, making it a residential use within the ag zone, therefore triggering the need to re-zone. Quinlivan reiterated that any future structural changes will need building permits. Holscher made a motion to remove the request from the table, second by Adams, all voting aye, none voting nay, motion to bring Change of Zone request #16-1 off the table carried. Koontz asked for questions from the public, Stephanie Most, a neighbor of the property spoke in opposition. She doesn't believe there should be a residence right next to a field, the property is bordered on 3 sides by farm ground where there will be chemical spraying, plus there is trash that blows onto the Mosts' property. Jim Haggard with Haggard Realty spoke in favor of the change of zone request. He doesn't think having it zoned residential will be detrimental to neighboring farm ground, it's been there for years. L.D. Walker also spoke in favor of the zone request and does not believe chemical spraying is an issue. Koontz thanked the public for their comments. After considerable discussion, motion by Elliott to approve

Change of Zone Request #16-1, seconded by Brodbeck. All voting aye, none voting nay, motion carried. Recommendation will be forwarded to the Keith County Board of Commissioners for final review.

Koontz opened the third public hearing, a proposed text amendment to permit through uses by right or conditional use, depending on the zone in question, Campgrounds, RV Parks and Recreational Storage Units in residential and commercial districts. Quinlivan explained that our current zoning regulations don't define or allow Campgrounds, RV Parks and Storage Facilities in most districts. This text amendment came up in 2013, was tabled and never proceeded. There's a need to allow these uses. Questions arose as to the lot size specifications in the residential district. Koontz doesn't think these uses should be allowed in residential districts. Discussion followed regarding railroad car storage units for individual home owners. Staff suggested separating the text amendment. Elliott doesn't see a problem with allowing these uses in commercial districts. Motion by Elliott to approve part 2 of the text amendment allowing Campgrounds, RV Parks and Recreational Storage units in Commercial Districts HD, TS and NC as uses by right; approve part 3 of the text amendment clarifying definitions for Campground/RV park, Parking Lot, Recreational Vehicle and Recreational Storage Facilities; and table part one allowing these same uses in residential districts, seconded by Holscher. All voting aye, none voting nay, motion carried.

Koontz opened the 4th public hearing, a proposed text amendment referencing Articles 19-5A and 19-5C. Staff explained how in the current zoning regulations under supplementary yard regulations, there's a sentence that says "in no instance shall the front yard setback be less than 10 ft." which conflicts with our setback requirement of 25 ft. Quinlivan suggested changing that text amendment to allow for a setback based on the average setback of neighboring homes. Keith Marvin suggested having the text amendment read "shall be the average distance of constructed homes on that side of the street." Adams had corrections on the proposed text amendment Article 5A, staff made note of same. Quinlivan recommended tabling till the June meeting.

At this time, Keith Marvin spoke regarding his progress on the comprehensive plan update. He presented a copy of the current land use map. He would like the planning commissioners to review the map and let him know of any changes, questions or concerns. Marvin wants to conduct a survey or have a meeting to receive feedback from county residents. He's had success with surveys. He's proposing a 20-25 question survey and will personalize the questions to reflect our county issues. Koontz and Elliott were named contact people for this project. Marvin asked about having a Planning Commission 101 session for new members of the board. Discussion followed. Elliott asked the status of the one remaining board vacancy. Commissioner Johnson has not heard of any new developments in that regard. It was decided to wait until the new zoning administrator was hired before making any decisions about the 101 session. Marvin will prepare 1,000 postcards and 100 posters to promote the survey.

Johnson updated the board regarding a potential candidate for the zoning administrator position as well as continued talks to have an interlocal agreement with the City of Ogallala for zoning administration.

There being no further business, motion to adjourn by Franklin, seconded by Koontz.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date

Keith County Planning Commission
May 5th 2016

Name	Agenda Item
Randy Fair	City Atty
KEITH MARVIN	Land Use Plan
Caleb Johnson	liaison
Stephanie Most	Dunwright Replot
_____	DLS INC
G.D. Walker	Keith
Jim Haggul —	Realtor —