

KEITH COUNTY PLANNING COMMISSION
MINUTES

JULY 9, 2015

Chairman Koontz called the Keith County Planning Commission meeting to order at 7:30 p.m. on July 9th, 2015, with a quorum present, noting the open meeting law posted for all to see and read.

Roll Call: Ayres, S. Allen, Brodbeck, Elliott, Holscher, Holz, Koontz and Spurgin.

Absent: C. Allen.

Ex-Officio: C. Johnson.

Staff: J. Quinlivan.

Guests: See attached list.

Chairman Koontz called for a review of the agenda as mailed, motion by Holscher to approve as mailed, second by Brodbeck, all present voting in the affirmative.

Chairman Koontz called for a review of the June, 18th, 2015 minutes as written. Motion by Spurgin to approve as written, second by Allen, all present voting in the affirmative.

Chairman Koontz opened the first hearing; a request for re-plat by Marnie Ryan. Staff reviewed the proposed re-plat for Lots 10 & 11 of Peterson's First Subdivision noting that the request met all the requirements of the Subdivision Ordinance and would not have a detrimental impact on adjacent landowners. Motion by Ayres to recommend approval as drafted, second by Spurgin, all present voting in the affirmative.

Chairman Koontz opened the second hearing: a request for a replat by Anthony Vail. Staff reviewed the proposed re-plat for Lots 1&2 of Pelican Roost 5th Subdivision noting that in order to place his mobile home on Lot 1 he would have to place the septic system on Lot 2 which is not allowed. Motion by Allen, second by Brodbeck to recommend approval of the proposed replat as drafted, all present voted in the affirmative.

Chairman Koontz opened the third hearing: a proposed plat amendment to K-4 by CNPP&ID. Staff reviewed the request noting that this amendment would add a number of lots to the west of the existing development to be used for reserve septic drain fields. A number of people spoke regarding the proposal, noting that some lots were now smaller, that all the requirements of the county re-plat process had not been followed and a lack of communication with CNPP&ID. Members of CNPP&ID were not present to respond, consequently Allen moved to table the request to the August 6th meeting when CNPP&ID staff could be present to answer the questions posed to the Commission, second by Elliott, motion approved by all present.

Chairman Koontz opened the meeting to Items for Action: Staff reviewed the site plan from Mr. Rod Scofield, noting that this request fell into a 'grey area', Mr. Scofield had received a Conditional Use Permit to build a storage facility prior to the Corridor District being

implemented, he had not constructed the facility till this last month, staff did review the plan against the Corridor regulations and found it compatible; motion by Holscher, second by Holz to approve the site plan.

Secondly the Commission discussed the proposed amendment to the zoning ordinance allowing for a smaller minimum square footage constituting a dwelling; after much discussion the amendment was moved for further review at the August 6th, 2015 meeting.

There being no further business, motion by Holscher to adjourn to August 6th, 2015 and reconvene at 7:30 p.m.

ATTEST: _____
Keith County Zoning Administrator

Dean Koontz, Chairperson

Date

Planning Commission
July 9, 2015

Name	Agenda Item
Darwin Hawk	Vail Replat
Lonnie L. Boring	Replat
Caleb Johnson	Liason
Jeff Kletzner 720-937-7940	K-4 AREA
Ryan Dickerson	DLS, INC.