

## **MINUTES OF THE KNOX COUNTY PLANNING COMMISSION**

March 11, 2025

**Call to order:** The March 11 2025, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:00 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

**Announcement of Open Meeting Act:** Chairman Wilken announced where the Open Meetings Act is posted.

**Roll Call:** Members present: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman. Absent: Keith Nielsen and Doug DeShazer Also present was Zoning Administrator Kelsy Jelinek, Andrew Marshall and one member of the public. Tony Dick representative of Heaven's Ridge arrived later.

**Approve Agenda & Public Notice in the** Knox County News and Crofton Journal

Ganz moved, Kuhlman seconded to approve the agenda and public notice which was published in the Knox County News and Crofton Journal. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

**Approve the Minutes from the February 11, 2025 Meeting.** Kotrous moved, Larsen seconded to approve the minutes from February 11, 2025 meeting. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

**Ex Parte Communications:** None

**Old Business:** None

**New Business:**

1. Andrew Marshall was present to discuss the application for amendments to the Land Use Categories/Matrix Section 4.07 for RAR (River Area Residential). The applicant requests changes to amend Recreational vehicle (RV) Park, Trailer, RV, & Boat Storage, Mini warehouse/self-storage to be a conditional use permit and Agricultural buildings general agricultural or storage uses to be a permitted use in RAR.

Dean Wilken opened the public hearing at 7:03 p.m. One member of the public was present to comment in favor of the amendments. Discussion was had among the planning commission members.

Neil Clausen made a motion to close the public hearing at 7:30 p.m., Jim Kotrous seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

Rob Ganz made a motion to change "Agricultural buildings general agricultural or storage use" from "not permitted" to "conditional use" permit in the River Area Residential section of the land use categories/matrix section 4.07 to allow the zoning board and supervisors to have some say in what permits would be allowed.

Neil Clausen seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

Neil Clausen made a motion to change "Recreational vehicle (RV) Park" from "not permitted" to "conditional use permit" permit in the River Area Residential section of the land use categories/matrix section 4.07 with the basis of being listed in the comp plan as a compatible use.

Greg Kuhlman seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

Neil Clausen made a motion to change "Trailer, RV, & boat storage" from "not permitted" to "conditional use permit" permit in the River Area Residential section of the land use categories/matrix section 4.07 based on need for storage in the area based on input from residents in the area.

Robert Larsen seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

Neil Clausen made a motion to change "Mini warehouse/self-storage" from "not permitted" to "conditional use permit" permit in the River Area Residential section of the land use categories/matrix section 4.07 based on the need for storage in that area from input from residents in the area.

Greg Kuhlman seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

Rob Ganz made a motion to add "Overlay District and Floodplain regulations shall also be met" at the top of each Land Use Categories/Matrix on the based on the suggestion of Nebraska Department of Natural Resources for clarification to potential applicants.

Larsen seconded the motion. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Robert Larsen, Greg Kuhlman Absent: Keith Nielsen and Doug DeShazer

2. Tony Dick was present to show the planning commission members plans of his subdivision "Heaven's Ridge" stage 1 and answer questions regarding the potential new subdivision, in the Commercial Corridor & Ag Transitional zoned area near the lake on the south side of Highway 54C. Tony would like to move forward with the Preliminary Plat application process.

**Zoning Administrator's Report:** The Feb. permit Report was reviewed.

**Next Meeting:** The next meeting is scheduled for Tuesday, April 8<sup>th</sup> at 7:00 p.m.

**Adjournment:** The meeting was adjourned at 8:12 p.m. by Chairman Wilken.

Kelsy Jelinek, Zoning Administrator

Approved by Planning Commission: April 8, 2025

Placed on File with Board of Supervisors: April 16, 2025