

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

July 8, 2025

Call to order: The July 8th 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, and Robert Larsen. Absent: Greg Kuhlman, Keith Nielsen, Doug DeShazer. Also present were Zoning Administrator Kelsy Jelinek, John and Jodi Aschoff along with their kids, representing 3A, LLC and Wolf Run and John Zwingman, an engineer from Advanced Consulting Engineering Services (West Point, NE).

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

Rob Ganz moved, Robert Larsen 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, and Robert Larsen. Absent: Greg Kuhlman, Keith Nielsen, Doug DeShazer.

Approve the Minutes from the April 8, 2025 Meeting and the May 6, 2025 Special Meeting held at The God's Country Barn. Jim Kotrous moved, Neil Clausen seconded to approve the minutes from April 8th regular meeting and May 6th special meeting. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, and Robert Larsen. Absent: Greg Kuhlman, Keith Nielsen, Doug DeShazer.

Ex Parte Communications: None

Old Business: None

New Business:

- 1. Public hearing to receive public comments regarding the Conditional Use Permit application #CU2501 by 3A, LLC to add 30 sites to Wolf Run's previously developed campsite. This is located in Section 19, Township 33 Range 2 W.**

Chairman Wilken opened the public hearing at 7:03 p.m. The potential addition would be located on the southeast side of Wolf's Run current layout along the Commercial Corridor and Ag Transitional zoned area in the Lake Area Overlay. Administrator Jelinek

gave a brief background of the 3A, LLC application, mentioning the previously approved applications from Wolf Run for stages 1 and 2 and also discussed some items brought to attention by Crofton Fire Chief Brett Luebbe including the visibility of camper numbers from the road, space for fire trucks and rescue vehicles to turn around and space for storm sheltering for additional campers. This phase would have a separate septic system which be approved by the state and meet NDWEE requirements. The current bathhouse has 4 showers, which the developer feels is sufficient as there is never a waiting line for the showers.

The Planning Commission members asked questions regarding topography, drainage, and bathhouse accommodation. There were no additional members of the public in attendance in opposition.

A motion was made by Neil Claussen and seconded by Rob Ganz to close the public hearing at 7:15 p.m. Roll call vote showed all in favor of closing the public hearing. Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, and Robert Larsen. Absent: Greg Kuhlman, Keith Nielsen, Doug DeShazer.

Rob Ganz made a motion to recommend the approval of Conditional Use Permit #CU2501 for 3A, LLC for 30 additional camp sites with the following conditions:

1. Each campsite shall be plainly marked with a map of such numbers provided to the Zoning Administrator.
2. Directional signs shall be installed indicating where sections of lot numbers can be found.
3. Each campsite shall have two parking stalls.
4. All access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud.
5. The campground shall be compliant with all Nebraska Department of Environment and Energy and Nebraska Health & Human Services standards.
6. All campers shall be licensed and road ready.
7. All amenities (such as porches, screened patios, decks, built-in grills/pizza ovens, and similar items) require a zoning permit.
8. These conditions of approval will supersede all previous resolutions for Wolf Run RV Resort and apply to the entire resort.

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

Next Meeting: August 12, 2025 at 7 p.m.

Adjournment: The meeting was adjourned at 7:23 p.m. by Chairman Wilken.

Kelsy Jelinek, Zoning Administrator

Approved by Planning Commission: August 12, 2025

Placed on File with Board of Supervisors: August 20, 2025