

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

August 12, 2025

Call to order: The August 12th 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, Greg Kuhlman, Keith Nielsen, Doug DeShazer. Absent: Robert Larsen. Also present were Zoning Administrator Kelsy Jelinek and applicant Arron Wetovick

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

Jim Kotrous moved, Robert Ganz 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, Greg Kuhlman, Keith Nielsen, Doug DeShazer. Absent: Robert Larsen

Approve the Minutes from the July 8, 2025 Meeting. Jim Kotrous moved, Keith Nielsen seconded to approve the minutes from July 8th regular meeting. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Greg Kuhlman, Keith Nielsen, Doug DeShazer. Absent: Robert Larsen

Ex Parte Communications: None

Old Business: None

New Business:

1. **Public hearing to receive public comments regarding the Zoning Regulation Amendment Request #Z2502 to amend the Commercial Corridor District 4.15.06 Height and Lot Requirement Matrix “other permitted uses” and “conditional use permit” lot area (acres) from 3 acres to 1 acre minimum.**

Chairman Wilken opened the public hearing at 7:02 p.m. Administrator Jelinek gave a brief explanation of the application and gave input from utilities and roads. Arron Wetovick then spoke about his business plan and reason for his application for future development in the commercial corridor area. The planning commission

asked questions. No members of the public were present for comments, and no written testimony had been received prior to the meeting.

Ganz made a motion to close the public hearing at 7:52 p.m. DeShazer seconded the motion. Roll call vote showed all in favor. Ayes: Jim Kotrous, David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Greg Kuhlman, Keith Nielsen, Doug DeShazer
Absent: Robert Larsen

DeShazer made a motion to recommend to the Board of Supervisors to amend the Commercial Corridor District 4.15.06 height and lot requirement matrix for “other permitted uses” and “conditional use permits” from 3 acres to 2 acres based on following the Comprehensive Plan and potential for future development of business in the Lake Area. Seconded by Ganz. Roll call vote Ayes: David Arens, Robert Ganz, Neil Clausen, Dean Wilken, Greg Kuhlman, Keith Nielsen, Doug DeShazer. Nay: Jim Kotrous Absent: Robert Larsen.

Public comments: None

The July permit report was reviewed.

Next Meeting: September 9, 2025 at 7 p.m.

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

Kelsy Jelinek, Zoning Administrator

Approved by Planning Commission:

Placed on File with Board of Supervisors: