

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

January 11, 2022

Call to order: The January 11, 2022 meeting of the Knox County Planning Commission was called to order by Vice-Chairman Rob Ganz at 7:32 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act information is in the meeting room and that it is available to the public.

Roll Call: Members present: David Arens, Neil Clausen, Rob Ganz, Jim Kotrous, Keith Nielsen, Greg Kuhlman, and Robert Larsen. Absent: Doug DeShazer and Dean Wilken. Also present were Zoning Administrator Liz Doerr, Supervisor Virgil Miller, and several members of the public.

Approve Agenda & Public Notice in the Verdigre Eagle and Bloomfield Monitor (Knox County News). Notice of the meeting was given in advance thereof by publication in the Verdigre Eagle and Bloomfield Monitor (Knox County News). Kotrous moved, Clausen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: DeShazer and Wilken.

Approve the Minutes from the September 21, 2021 Meeting. Kuhlman moved, Larsen seconded, to approve the minutes from September 21, 2021. Roll call vote showed all present in favor. Absent: DeShazer and Wilken.

Ex Parte Communications: none.

Old Business: none.

New Business: Discuss possibly changing the minimum lot size in the Commercial Corridor, and other possible changes to the Zoning Regulations: Doerr stated that the consultant, Keith Marvin, is working on the updated regulations and hopes to have them finished in a year or less. Now is a good time to let him know of specific changes that we would like to see.

The minimum lot size in the Commercial Corridor was discussed. Noise and nuisances were discussed. The consensus was not to have anything about noise and nuisances especially in the ag districts as this could limit grain bin fans, irrigation systems, or possibly even trucks. Keith Marvin advised that we not include nuisances as these should be handled through court. Shouses and tiny houses were discussed. We will need definitions. Tiny houses could possibly be allowed in some districts or even in shouses. Add Shipping containers as a use needing a permit.

Review Fee Schedule: Discussion occurred on possibly adding a fee for Certificate of Zoning Compliance or a late fee when not disclosing that an ag structure is actually going to include a dwelling (shouses). Make all Zoning building permit late fees \$500 with nothing for the contractor. Certificate of Zoning compliance fee will be the typical Zoning permit fee with a \$500 late fee.

Election of officers: Kotrous moved to retain the current slate of officers. Larsen seconded the motion. Roll call vote showed all present in favor. Absent: DeShazer and Wilken

Zoning Administrator's Report: The September, October, November, and December Permit Reports were reviewed.

Public Comment on Non-Agenda Items: none.

Next Meeting: The next meeting is scheduled for Tuesday February 8, 2022 at 7:30 p.m. if needed.

Adjournment: The meeting was adjourned at 8:44 p.m. by Vice-Chairman Ganz.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 2-8-22

Placed on File with Board of Supervisors: 2-24-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

February 8, 2022

Call to order: The February 8, 2022 meeting of the Knox County Planning Commission was called to order by Chairman Pro Tem Greg Kuhlman at 7:34 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act information is in the meeting room and that it is available to the public.

Roll Call: Members present: David Arens, Jim Kotrous, Keith Nielsen, Greg Kuhlman, Robert Larsen, Doug DeShazer. Absent: Neil Clausen, Rob Ganz, and Dean Wilken. Also present were Zoning Administrator Liz Doerr, and John Aschoff.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Notice of the meeting was given in advance thereof by publication in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, Larsen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

Approve the Minutes from the January 11, 2022 Meeting. Kotrous moved, Nielsen seconded, to approve the minutes from January 11, 2022. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

Ex Parte Communications: None.

New Business: Public Hearing John & Jodi Aschoff Conditional Use Permit CU0040B in 18-33N-2W & 19-33N-2W to add 8 additional campsites: DeShazer moved to open the public hearing, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken. Doerr and John Aschoff explained the application. There will be 8 new campsites for a total of 96 campsites in Wolf Run. There was some discussion about how well the campground was managed and how improvements were taxed.

Kotrous moved to close the public hearing, seconded by DeShazer. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

Kotrous moved to recommend approval of the application for Wolf Run RV Resort (John D & Jodi K. Aschoff) Amended Conditional Use Permit #CU0040B for 8 additional campsites 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.

Motion was seconded by DeShazer. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

Old Business: Discuss possibly changing the minimum lot size in the Commercial Corridor: This was tabled at the request of Marty O'Connor but there was some discussion about the options.

Zoning Administrator's Report: The January Permit Report was discussed. The new fee schedule will take effect March 1. Keith Marvin will be changing some definitions and working on houses, shouses, tiny houses, etc.

Public Comment on Non-Agenda Items: none.

Next Meeting: The next meeting is scheduled for Tuesday March 8, 2022 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:33 p.m. by Chairman Pro Tem Kuhlman.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 3-8-22

Placed on File with Board of Supervisors: 3-31-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

March 8, 2022

Call to order: The March 8, 2022 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:30 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act information is in the meeting room and that it is available to the public.

Roll Call: Members present: David Arens, Jim Kotrous, Keith Nielsen, Greg Kuhlman, Doug DeShazer, Neil Clausen, and Dean Wilken. Absent: Robert Larsen and Rob Ganz. Also present were Zoning Administrator Liz Doerr, and Supervisor Jim Sokol, and several members of the public.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Notice of the meeting was given in advance thereof by publication in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, DeShazer seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Approve the Minutes from the February 8, 2022 Meeting. Kotrous moved, DeShazer seconded, to approve the minutes from February 8, 2022. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Ex Parte Communications: None.

New Business: Public Hearing Tusha, Cunningham, and Minarik Conservation Easements: Clausen moved to open the public hearing at 7:35, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Robert Larsen and Rob Ganz. Doerr explained that the applications are for NRCS and stated that the approval is a requirement of the State. Scott Wessel with the Game and Parks was present to answer any questions. The land is still available for hunting and fishing. He said that the new conservation easements are in a different program than the WRP and flowage easements but are somewhat similar. Sokol explained how the County will deal with this. George Cunningham also spoke about the reasons why he wanted to sign up for the conservation easement. Nielsen moved to close the public hearing at 8:04, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Kotrous moved to recommend approval of the applications for Conservation Easements for Terry L Minarik Trust in 2-33N-7W, George Cunningham and Susanna Hickey in 3-31N-7W, and Kenneth & Mary Tusha in 32-31N-6W. Motion was seconded by DeShazer. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Public Hearing: ADH Grain Processors for a corn steam flaking operation in Pt. N ½ NW ¼ 10-31N-3W:

Clausen moved to open the public hearing at 8:07, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Doerr, Mark Miller, and Ben Curby explained the application. They have water available and will use this for their own use and want to also make this a commercial operation. They will share a driveway with the cement plant. If they add a second driveway, they will need to get it approved by the Roads Department. There were no comments from the public. There was discussion about the plant being built across the parcel line. Mike Skroch explained that because this is not in a subdivision, and both parcels have the same owner, we do not need to do a Boundary Adjustment. Kuhlman moved to close the public hearing at 8:25, seconded by Arens. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Clausen moved to recommend approval of the ADH Grain Processors, LLC Conditional Use permit

#CU0047 for a steam flaking and grain receiving operation with the following conditions: 1. A sign must be posted at the entrance that includes the business name and address along with emergency contact information. 2. Applicant shall comply with all State and Federal Regulations. Arens seconded the motion. All present voted in favor. Absent: Larsen and Ganz.

Sketch Plat, Lazy River Acres 2nd Addition: Doerr, Mike Skroch, and Andrew Marshall explained the plat. They will need to get NDEE subdivision approval for the septic for the west lot. Nothing is needed for FEMA for the floodplain approval to subdivide because it is under five acres and does not involve developing new roads. Nielsen moved to waive the preliminary plat and proceed to the final plat, seconded by DeShazer.

Old Business: None.

Zoning Administrator's Report: The February Permit Report was discussed. Kuhlman asked if we should look at putting something in the Comprehensive Plan about conservation easements. Sokol was not sure if it was necessary. He will discuss it with the County Board.

Public Comment on Non-Agenda Items: none.

Next Meeting: The next meeting is scheduled for Tuesday May 10 at 7:30 p.m. as Doerr will not be available for the April meeting.

Adjournment: The meeting was adjourned at 8:50 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 5-17-22

Placed on File with Board of Supervisors: 5-26-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

May 17, 2022

Call to order: The May 17, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:34 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act information is in the meeting room and that it is available to the public.

Roll Call: Members present: David Arens, Jim Kotrous, Keith Nielsen, Greg Kuhlman, Robert Larsen, Rob Ganz, and Dean Wilken. Absent: Doug DeShazer and Neil Clausen. Also present were Zoning Administrator Liz Doerr. Supervisor Marty O'Connor, and several members of the public were present for a portion of the meeting.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Notice of the meeting was given in advance thereof by publication in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, Arens seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Approve the Minutes from the March 8, 2022, Meeting. Ganz moved, Kotrous seconded, to approve the minutes from March 8, 2022. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Ex Parte Communications: None.

New Business: Public Hearing CU0048 Jason Schendt in 20-33N-2W for self-storage buildings and office: Nielsen moved to open the public hearing at 7:37, seconded by Kotrous. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Doerr explained that the applicant was not able to be present but submitted additional comments as distributed. Doerr explained the application and site plan. Kevin Barta, Highway Superintendent, has looked at and approved the location of the driveways. Public comment: none. Kotrous moved to close the public hearing at 7:51 pm, seconded by Nielsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Kotrous moved to recommend approval of Conditional Use permit CU0048 for a self-storage unit and office with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property (not on the right-of-way). 2. No outside storage is allowed. 3. The structure shall be of neutral color. 4. Under the soffit lighting shall be included on the structure. 5. Applicant shall show compliance of diversion of water before construction begins. 6. Two parking stalls shall be included by the office so as to keep the driveway free of obstructions. Motion was seconded by Larsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Public Hearing: Wolf Run RV Resort CU0040C in Pt. 18 & 19-33N-2W: Kotrous moved to open the public hearing at 7:54 pm, seconded by Ganz. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Doerr explained that when doing the dirt work for the application that was approved 3-10-22, they decided that they had room for one more campsite which met all of the requirements. There was no public comment received. Ganz moved to close the public hearing at 7:57 pm, seconded by Larsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Ganz moved to recommend approval of the application for Wolf Run RV Resort (John D & Jodi K. Aschoff) Amended Conditional Use Permit #CU0040C for 1 additional campsite (total of 97 campsites) 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.

Kotrous seconded the motion. All present voted in favor. Absent: DeShazer and Clausen.

Public Hearing for Replat of Lot 11 & Pt. of Brody Drive in Cedar Ridge Estates in 18-33N-2W: Ganz moved, Nielsen seconded, to open the public hearing at 8:00 p.m. Doerr explained that the lot lines and roads had pins but when they were doing dirt work, it ended up different. The replat will match what is existing. There was no public comment. Kotrous moved to close the public hearing at 8:03 p.m., seconded by Ganz. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Ganz moved to waive the preliminary plat and recommend approval of the Replat, seconded by Kotrous. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Old Business: Discussion on possibly changing the minimum lot size in the Commercial Corridor: Aliza Stout explained that her parents have nine acres in a life estate and they own “approximately two acres” free and clear in one deed. They want to split off the two acres but it doesn’t meet the minimum lot size. They had it surveyed and it would split a bin. They want the minimum lot size lowered to 2 acres so that they can have two deeds and refinance and do whatever they want. Marty O’Connor added that a second driveway was approved by Kevin Barta. O’Connor showed numerous pictures of storage units and campgrounds in the Commercial Corridor which has increased traffic and doesn’t bring in as much in taxes. The state is investing money to add more slips in the park. He felt that these things will draw mostly out of county people. On the north side of 54C the minimum is one half acre and they have to look at the storage units and campgrounds every day. The Board is trying to get the state to widen 54C. He felt that the cost of buying three acres has become cost prohibitive. Everyone would prefer to see homes. He requested that the Planning Commission consider changing it to a two acre minimum. There was considerable discussion about the situation that the Stouts are in and their options. The Stouts decided to pay the fee to move forward with a public hearing for the amendment.

Public Comment on Non-Agenda Items: none.

Zoning Administrator’s Report: The March and April Permit Reports were discussed. Doerr said that Keith Marvin is researching and working on some possible language for the Comprehensive Plan about conservation easements.

Next Meeting: The next meeting is scheduled for Tuesday June 14 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:14 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 6-14-22

Placed on File with Board of Supervisors: 6-30-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

June 14, 2022

Call to order: The June 14, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:30 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act information is in the meeting room and that it is available to the public.

Roll Call: Members present: David Arens, Neil Clausen, Jim Kotrous, Greg Kuhlman, Rob Ganz, and Dean Wilken. Absent: Doug DeShazer, Robert Larsen, and Keith Nielsen. Also present were Zoning Administrator Liz Doerr. Supervisor Jim Sokol, and numerous members of the public were present for a portion of the meeting.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Notice of the meeting was given in advance thereof by publication in the Crofton Journal and Creighton News (Knox County News). Ganz moved, Clausen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Approve the Minutes from the May 17, 2022, Meeting. Clausen moved, Ganz seconded, to approve the minutes from May 17, 2022. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Ex Parte Communications: None.

New Business: Public Hearing Lazy River Acres: Kuhlman moved to open the public hearing at 7:35, seconded by Clausen. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Doerr, Andrew Marshall, attorney for Kent Snowden, and Mike Skroch, surveyor, explained the plat. Marshall said that they would like the west lot to be saleable and use the east lot for parking for the marina and clear up the road being shown as going through the marina. Skroch said that the road will now be made clear to be part of the development. The Assessor's Office is currently showing that it is owned by Snowden even though he felt that it is a part of the subdivision. Rick Spellman told about a document titled Dedication of Plat that was not recorded. Snowdens are hoping that the road can be made public and taken out of their name by the Assessor's Office. Marshall said that the east lot with the marina and the road was offered to be turned over the Lazy River Acres if they would set up a homeowners association but the attorneys refused. Doerr read written comments against the proposal from Ramon Brandt. Doerr received a call from an attorney in Omaha that said they usually do a vacation of road before finishing the replat. Because we have treated a replat as including the Vacation of Road (because of notices that go out), Doerr checked with the County Attorney Thomas who said that we should go ahead and do them separately but concurrently. Greg Neuhaus said that they have an easement by necessity but will now be made a public road privately maintained. His client would also like to vacate the west part of the road along Block G Lot 1 & 2. There was discussion about vacating a road that is on the edge of a subdivision. Skroch said that in that case, the vacated road goes to the adjoining lot owner within the subdivision. Neuhaus agreed. Jennifer Blackburn Nielsen thought that her lot was part of the subdivision but the deed does not show it. Rick Spellman said that the marina was used as a selling point for the original plat as shown in a brochure. Doerr pointed out that only the west lot has been approved by

NDEE for building. Lot 2 can go into an entity for a homeowner's association. Jennifer Nielsen said that she will set up the Homeowner's Association. Spellman asked about the use of the west side of the marina for docks, etc. Marshall said that it is permissive. The process of vacating a road was explained. Doerr explained that the replat is small enough that the Floodplain regulations for subdivision do not come into play. Skroch said that the plat can remain the same with a separate survey shown for vacating the road.

Ganz moved to close the public hearing at 8:25 pm, seconded by Clausen. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Ganz moved to recommend approval of the Final Plat contingent on vacating the road. Kuhlman seconded the motion. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Public Hearing: Possible amendment to the minimum lot size for a residential dwelling with onsite waste treatment in the Commercial Corridor: Clausen moved to open the public hearing at 8:35 pm, seconded by Ganz. Roll call vote showed all present in favor. Absent: DeShazer, Larsen, and Nielsen.

Nick & Aliza Stout explained the request. They would like to see the minimum lot size changed to two acres so that they can have separate deeds for their house and the land that is held in a life estate so that they can refinance. Doerr mentioned the items that the Regulations require and pointed out that P136 of the Comprehensive Plan requires ½ acre or more for the Lake Area overlay so the request would comply with the Comprehensive Plan. At the last Board of Supervisors meeting, there were three citizens concerned about Cedar Knox Rural Water's large use of water in the lake area and asked that we not approve any new permits in the lake area. Their concern conflicts with changing to a smaller minimum lot size which would allow more dwellings. The use of water by the Rural Water district was discussed. The Stouts explained why they thought it should change. Jim Sokol said that the board wants to see growth but with that comes the need for road widening and bridge repair. Ganz felt that there was not a compelling reason for the County to change it. There was discussion on the availability of water in the area. Kuhlman stated that they have to determine what is best for the zone and not just one individual. Discussion occurred on whether the Stouts have marketable title to two acres. Nick Stout pointed out that the two acre minimum would apply only to the Commercial Corridor. Doerr stated that if the minimum was changed, the Stouts would still have to get an Administrative Plat and the County Board would not approve it if the property line goes through a structure. There was no public comment received. There was discussion about leaving the public hearing open with encouraging the Stouts to show that they can actually own two acres by a survey or attorney's opinion. The public hearing was left open.

Old Business:

Public Comment on Non-Agenda Items: none.

Zoning Administrator's Report: The May Permit Report was reviewed.

Next Meeting: The next meeting is scheduled for Tuesday July 12 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:28 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 7-12-22

Placed on File with Board of Supervisors: 7-28-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

July 12, 2022

Call to order: The July 12, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:30 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act is posted.

Roll Call: Members present: David Arens, Neil Clausen, Doug DeShazer, Robert Larsen, Jim Kotrous, Greg Kuhlman, Keith Nielsen, Rob Ganz, and Dean Wilken. Absent: none. Also present was Zoning Administrator Liz Doerr. Supervisor Kevin Mackeprang, and one members of the public.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Notice of the meeting was incorrectly published in the Crofton Journal and Creighton News (Knox County News) however, the press release, notice posted at the courthouse, and notice posted on the website were correct. Ganz moved, Kotrous seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: none.

Approve the Minutes from the June 14, 2022, Meeting. Kotrous moved, Clausen seconded, to approve the minutes from June 14, 2022. Roll call vote showed all present in favor. Absent: none.

Ex Parte Communications: None.

Old Business: Possible amendment to the minimum lot size for a residential dwelling with onsite waste treatment in the Commercial Corridor: Doerr stated that Nick Stout had called to request that the hearing be continued until the next meeting due to a lawsuit that was filed. Wilken stated that the hearing will be continued until the next meeting. Ganz stated that he would like to close the hearing at the next meeting. He added that if they later want it reopened, the applicant will need to pay the fee again.

New Business: Middle East Landing Replat pre-application meeting: Doerr, Rob Ganz and Mike Wragge, President of their LLC, explained the request to extend the current lots and have two 3-acre lots to the south. The LLC owns the road and boat ramp and will be deeding the road to the individual lot owners and make the current road an easement that crosses the lots. They will be purchasing approximately 11 acres but they will wait for the current owner to take the hay crop off before they do much work. They are also considering putting a 30' easement between the lots and the two 3-acre lots to the south. There are already some easements for the wells that are currently there. It was encouraged that they include an easement at the south end of the lots for the two larger lots to also have access or work out an easement with the landowner to the west for access. The general consensus was for them to move forward.

Public Comment on Non-Agenda Items: none.

Zoning Administrator's Report: The June Permit Report was reviewed. Mileage reimbursement has increased.

Next Meeting: The next meeting is scheduled for Tuesday August 9 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:38 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 8-9-22

Placed on File with Board of Supervisors: 8-25-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

August 9, 2022

Call to order: The August 9, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:33 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act is posted.

Roll Call: Members present: Neil Clausen, Robert Larsen, Jim Kotrous, Greg Kuhlman, Keith Nielsen, Rob Ganz, and Dean Wilken. Absent: Doug DeShazer, and David Arens. Also present was Zoning Administrator Liz Doerr. Supervisor Kevin Mackeprang, and several members of the public.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, Nielsen seconded, to approve the agenda and public notice which was published in the Crofton Journal and Creighton News (Knox County News). Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Approve the Minutes from the July 12, 2022, Meeting. Kotrous moved, Nielsen seconded, to approve the minutes from July 12, 2022. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Ex Parte Communications: Jim Kotrous heard from someone with complaints about the new rural water well.

New Business: Public Hearing for Jeremy Hoppe's request for a possible amendment to allow duplexes as a principal use: Ganz moved, seconded by Kotrous to open the public hearing at 7:36 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Hoppe explained the request. Hoppe would like to build duplexes on 3 lots. There were questions about ownership and if the lots would be split and how septic systems would be planned. Hoppe wanted to put two septic systems on one lot with the duplex and then split it and sell making two lots that do not meet the minimum lot size. There was concern about splitting the lots and how ownership would be handled. Kuhlman moved, seconded by Larsen, to close the public hearing at 8:18 p.m. Absent: DeShazer, and Arens. Kuhlman moved, seconded by Kotrous, to deny the request to amend the Zoning Regulations and Land Use Chart to show that duplexes are a permitted use (not a conditional use) in all zones where single-family dwellings are allowed. Roll call vote showed all present in favor of denying the request. Absent: DeShazer, and Arens.

Public Hearing for Travis Barney's request for a Conditional Use Permit for storage units in 18-33N-2W: Kuhlman moved, seconded by Clausen to open the public hearing at 8:36 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Barney explained the request. The storage building will be along the east side of the property across the fence from Wolf Run RV Park's storage unit. Barney is working on an Administrative Plat to split 5 acres of the building site off for Cedar Ridge RV Park. It will then have an easement to access the storage units. There were no public comments. Ganz moved, seconded by Kotrous, to close the public hearing at 8:45 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Ganz moved, seconded by Kuhlman to approve Travis Barney's Conditional Use permit CU0050 for a self-storage unit with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property. 2. No outside storage is allowed. 3. The structure shall be of neutral color with under the soffit lighting. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Public Hearing for Cedar Ridge Campground's request for a Conditional Use Permit in 18-33N-2W for storage units, boat parking, 3 rental units, and a community room: Kuhlman moved, seconded by Larsen to open the public hearing at 8:47 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Doerr and Barney explained the request. The community room is intended to be mainly used by the campground tenants. Doerr stated that we have not been requiring a permit for short term rentals but that Barney wanted to include them in the application. There were no public comments. Ganz moved, seconded by Kotrous, to close the public hearing at 9:03 p.m. Roll call vote showed all present in favor. Absent: DeShazer, and Arens. Nielsen moved, seconded by Kotrous to approve Cedar Ridge RV Park's Conditional Use permit CU0049 for a community room, 3 rental units, boat parking, and a 15 unit self-storage building with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property (not on the right-of-way). 2. No outside storage is allowed except for the boat storage area (limited to boats, jet skis, and trailers) in the southwest corner of the parcel. 3. The self-storage units shall be of neutral color with under the soffit lighting. Roll call vote showed all present in favor. Absent: DeShazer, and Arens.

Old Business: Possible amendment to the minimum lot size for a residential dwelling with onsite waste treatment in the Commercial Corridor: Doerr stated that Nick Stout understood about needing to close the hearing but had nothing new to report. Kuhlman moved to close the public hearing at 9:10 p.m. seconded by Kotrous. Roll call vote showed all present in favor. Absent: Doug DeShazer, and David Arens. Discussion was to leave the regulations as they currently are. No motion was made.

Public Comment on Non-Agenda Items: none.

Zoning Administrator's Report: The July Permit Report was reviewed.

Next Meeting: The next meeting is scheduled for Tuesday September 13 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:16 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 9-13-22

Placed on File with Board of Supervisors: 9-29-22

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

September 13, 2022

Call to order: The September 13, 2022, meeting of the Knox County Planning Commission was called to order by Vice Chairman Rob Ganz at 7:37 p.m. at the Knox County Courthouse Board of Supervisors meeting room.

Announcement of Open Meeting Act: Announcement was made where the Open Meetings Act is posted.

Roll Call: Members present: Robert Larsen, Doug DeShazer, David Arens, Keith Nielsen, and Rob Ganz. Absent: Neil Clausen, Greg Kuhlman, Dean Wilken, and Jim Kotrous. Also present was Zoning Administrator Liz Doerr. Supervisor Jim Sokol, and several members of the public.

Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News). DeShazer moved, Larsen seconded, to approve the agenda and public notice which was published in the Crofton Journal and Creighton News (Knox County News). Roll call vote showed all present in favor. Absent: Clausen, Kuhlman, Wilken, and Kotrous.

Approve the Minutes from the August 9, 2022, Meeting. Larsen moved, DeShazer seconded, to approve the minutes from August 9, 2022. Roll call vote showed all present in favor. Absent: Clausen, Kuhlman, Wilken, and Kotrous.

Ex Parte Communications: none.

New Business: Public Hearing for John & Susan Troyer's request for a possible cemetery in 12-30-8: Nielsen moved, seconded by DeShazer to open the public hearing at 7:39 p.m. Roll call vote showed all present in favor. Absent: Clausen, Kuhlman, Wilken, and Kotrous. Doerr explained the request. There were no public comments received. Larsen moved, seconded by Nielsen, to close the public hearing at 7:46 p.m. Absent: Clausen, Kuhlman, Wilken, and Kotrous. After discussion about how it will be assessed, DeShazer moved, seconded by Larsen, to recommend approval of the request with the following condition: Applicant shall record the cemetery plat in the Register of Deeds Office. Roll call vote showed all present in favor of approving the request. Absent: Clausen, Kuhlman, Wilken, and Kotrous.

Pre-application meeting for Devils Nest Replat of Lots 2655, 2656, and 2657 for Loretta Tompkins: Rod Tompkins & Jill Brodersen explained the plans. They want the changes due to the topography. Lot 2654 did not have access except across Lot 2653. Water and power availability were discussed. Tompkins thought that both lines run along Devils Rim Road so it should be available. Easements will need to be corrected and recorded. The SID and Homeowners Association have both agreed to their plans. The general consensus was to move ahead to the final plat with the plans.

Pre-application meeting for The Oaks at Devils Nest: Tompkins and Brodersen explained their plans to add lots. They do not want these lots to be part of the Devils Nest Subdivision Homeowner's Association nor have it follow their covenants. Doerr asked about the 2.87 acre tract at the south end that will not be part of this. They are not planning to do anything with it at this time. There is water and power along William Clark Road. The consensus was to move to the final plat as long as they can show that they have water and power hookups.

Old Business: none.

Public Comment on Non-Agenda Items: Jill Brodersen told about vacating some of the cul-de-sacs in Devils Nest. They are planning to put several lots together to sell as a package.

Zoning Administrator's Report: The August Permit Report was reviewed. There has been no progress on the Regulations update.

Next Meeting: The next meeting is scheduled for Tuesday October 11 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:35 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 11-15-22

Placed on File with Board of Supervisors: 11-23-22