

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

March 10, 2026

Call to order: The March 10, 2026, 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, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer. Also present were Zoning Administrator Kelsy Jelinek, Ray Stahla and representatives from East River Road, LLC, Russ Wilcox and Ignacio Machuca representing Riverpoint Bay and additional members of the public.

Approve Agenda & Public Notice in the Niobrara Tribune

Robert Ganz moved, Neil Clausen seconded to approve the agenda and public notice which was published in the Niobrara Tribune. Roll call vote showed all present in favor Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

Approve the Minutes from the February 24th, 2026 Meeting. Neil Clausen moved, Jim Kotrous seconded to approve the minutes of February 24th meeting. Roll call vote showed all present in favor. Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

Ex Parte Communications: None

Old Business: None

New Business:

- 1. Public hearing to receive public comments regarding the application for a regulation amendment #Z2601 from East River Road, LLC to amend Sec. 4.12 RAR – River Area Residential 4.12.06 Height and Lot Requirement Matrix by adding “3) On all new, existing and previously platted subdivisions the minimum lot size shall be ½ acre.”**

Chairman Wilken opened the public hearing at 7:03 p.m. Administrator Jelinek gave a brief explanation of the application. No calls or letters were received in favor or in

opposition of the application. Ray Stahla then approached the board with the application in hopes to extend lots and possibly create a few new lots. The potential replat would close the campground and extend current lots to the south of the current road, creating an easement. The group is working with an engineer and surveyor to create a replat. They believe with the ½ acre amendment they could fall within the guidelines of wells and septic systems with backup systems.

Planning Commission members then asked questions regarding current lot sizes. Ray explained the engineer's desire to create a better plan for the Ponca Creek flooding situation. No public comments were made.

Neil Clausen made a motion to close the public hearing at 7:14 p.m. with a second from Robert Larsen. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

Robert Ganz made a motion to recommend approval to the Board of Supervisors of the request #Z2601 from East River Road, LLC to add the exception (3) to the River Area Residential 4.12.06 Height and Lot Requirement Matrix by adding "3) On all new, existing, and previously platted subdivisions the minimum lot size shall be ½ acre" This motion is made on the basis of practicality of ½ acre and meeting the needs of existing lot owners and future lot owners and Neil Clausen would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

2. Public hearing with the intent to receive public comments regarding the application for a Replat #P2601 "Final Plat of Riverpoint Bay Subdivision, 2nd Filing" by Riverpoint Bay, LLC in 15-33-2 and 22-33-2 North Frankfort Township, Knox County, NE.

Chairman Wilken opened the public hearing at 7:23 p.m. Administrator Jelinek gave a brief explanation of the application. No calls or letters were received in favor or in opposition of the application. Notices of the public hearing were sent to landowners located within 1,000 sq. ft. of the property.

Ignacio Machacu gave a description of their request to decrease the lot sizes and add the easement for septic leach field needs. They've had some feedback that lots are too big, so they plan to shrink the size and create a better build site on lots 209 and 210. The replat will not change the number of lots. Russ explained that their covenants state that lot owners are responsible for tree maintenance on their own lots and some potential buyers did not want that responsibility. Members asked

questions to the applicants about dirt work and tree maintenance. Nobody was present for public comment.

Neil Clausen made a motion to close the public hearing at 7:29 p.m. with a second from David Arens. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

Greg Kuhlman made a motion to recommend approval to the Board of Supervisors for the Replat #P2601 "Final Plat of Riverpoint Bay Subdivision, 2nd Filing" by Riverpoint Bay, LLC and Robert Larsen would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

3. Public hearing to receive public comment regarding possible corrections, amendments or clarifications to the following:

Chairman Wilken opened the public hearing at 7:31 p.m. Administrator Jelinek gave an explanation of the possible amendments, and the effects changes might have on the zones. Discussion was held among the Planning Commission members. No members of the public were present for public comments.

Robert Ganz moves to close public hearing at 7:47 and Greg Kuhlman would second.

-P. 145 Sec. 8.04 Recreational Vehicle Parks and Section 4.19 LA – Lake Area Overlay District 4.19.05 Special Criteria – distance Recreational Vehicle Parks shall be located from any existing residential development. Consideration will be taken for all zones.

Neil Clausen made a motion to recommend to the Board of Supervisors an amendment to the distance Recreational Vehicle Parks shall be located from any existing residential development to 300 feet in all zones. This motion is made on the basis of uniformity across all zones. Robert Ganz would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

-Sec. 6.03 Schedule of Minimum Off-Street Parking and Loading Requirements Matrix and Section 8.04 Recreational Vehicle Parks – minimum off-street parking spaces per each individual recreational vehicle, trailer, camp site. Consideration will be taken for all zones.

Greg Kuhlman made a motion recommending to the Board of Supervisors to amend Section 6.03 "Schedule of Minimum Off-Street Parking and Loading

Requirements” matrix to the minimum parking requirements of 2 spaces per camping unit or recreational vehicle. Robert Larsen would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

– Strike #11-F – No porches, lean-tos, or additions shall be constructed onto any of these recreational dwellings.

Neil Clausen made a motion recommending to the Board of Supervisors to amend 8.04 “Recreational Vehicle Parks” 11 (F) to read, “NO porches, lean-tos, or additions shall be constructed onto any of these recreational dwelling. Canvas screen rooms or awnings shall be allowed.” This motion is made on the basis of creating consistent regulations. David Arens would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer.

4. Public hearing with the intent to receive public comments regarding the application for a Conditional Use Permit #CU2602 from Ryan Flenniken for a campground in VAD – Village Area Development in Sec 25-33-8 in Verdel.

Chairman Wilken opened the public hearing at 8:08 p.m. Administrator Jelinek gave a brief explanation of the application. No calls or letters were received in favor or opposition of the application. The applicant was not present. Notices of the public hearing were sent to landowners located within 1,000 sq. ft. of the property. Surrounding landowners were present. No public comments were made.

Greg Kuhlman made a motion to close the public hearing at 8:18 p.m. with a second from Robert Larsen. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer

Robert Larsen made a motion to recommend denial of the Conditional Use Permit #CU2602 to the Board of Supervisors based on the Knox County Zoning Regulations. Greg Kuhlman would second the motion. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Neil Clausen, Seth Pokorny and Robert Larsen. Absent: Doug DeShazer

Public comments: None

The February permit report was reviewed.

Next Meeting: April 14, 2026 at 8:23 p.m.

Adjournment: The meeting was adjourned at 8:25 p.m. by Chairman Wilken.

Kelsy Jelinek, Zoning Administrator

Approved by Planning Commission: 6/16/2026

Placed on File with Board of Supervisors: 6/24/2026