

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

February 24, 2026

Call to order: The February 24, 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, Doug DeShazer and Neil Clausen. Absent: Robert Larsen and Keith Nielsen. Also present were Zoning Administrator Kelsy Jelinek and 2 representatives from Lindy Area, LLC.

Approve Agenda & Public Notice in the Niobrara Tribune and Wausa Gazette

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

Approve the Minutes from the December 9th, 2025 Meeting. Robert Ganz moved, Jimmy Kotrous seconded to approve the minutes from December 9th regular meeting. Roll call vote showed all present in favor. Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Doug DeShazer and Neil Clausen. Absent: Robert Larsen and Keith Nielsen.

Ex Parte Communications: None

Old Business: None

New Business:

1. Election of Officers

Election of officers were held. Zoning Administrator Jelinek asked for nominations for Chairman. Jimmy Kotrous nominated Dean Wilken to hold office of Chairman. Greg Kuhlman made a motion to cease nominations. Jimmy Kotrous seconded the motion to cease nominations. Roll call vote Ayes: Jimmy Kotrous, David Arens, Robert Ganz, Neil Clausen, Greg Kuhlman, Doug DeShazer Abstain: Dean Wilken. Absent: Robert Larsen and Keith Nielsen.

Jimmy Kotrous nominated Robert Ganz to hold office of Vice-chairman with a second from Neil Clausen. Greg Kuhlman made a motion to cease nominations, with a second from Doug DeShazer. Roll call vote Ayes: Jimmy Kotrous, David Arens, Neil Clausen, Greg Kuhlman, Doug DeShazer Abstain: Robert Ganz. Absent: Robert Larsen and Keith Nielsen.

Greg Kuhlman made a motion to elect Jimmy Kotrous to hold the office of secretary. Doug DeShazer seconded the motion. No other nominations were made. Roll call vote Ayes: David Arens, Neil Clausen, Greg Kuhlman, Doug DeShazer, Robert Ganz Abstain: Jimmy Kotrous. Absent: Robert Larsen and Keith Nielsen.

2. Public hearing is to receive public comments regarding the application for a Conditional Use Permit #CU2601 Lindy Area Inc., storage container in VAD.

Chairman Wilken opened the public hearing at 7:09 p.m. Administrator Jelinek gave a brief explanation of the application. No calls or letters were received in opposition of the storage container that is currently located on the property in Lindy.

Robert Ganz made a motion to close the public hearing at 7:13 p.m. with a second from Neil Clausen. Roll call vote Ayes: Jim Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Doug DeShazer and Neil Clausen. Absent: Robert Larsen and Keith Nielsen.

Robert Ganz made a motion to recommend approval of the Conditional Use Permit #CU2601 to the Board of Supervisors and David Arens would second the motion. Roll call vote Ayes: Jimmy Kotrous, David Arens, Robert Ganz, Dean Wilken, Greg Kuhlman, Doug DeShazer and Neil Clausen. Absent: Robert Larsen and Keith Nielsen.

3. Discuss, consider and take all necessary action on rough draft of Replat of Riverpoint Bay Subdivision, in W1/2 of Section 15, and the NW ¼ of Section 22, all in Township 33 North, Range 2W

Planning Commission members discussed the process of the replat. No action taken.

4. Legislative updates

Planning Commission members discussed LB663 and LB1204. Emails were presented from the County Attorney and Attorney Begley regarding the effects of the bills on the county zoning process, Planning Commission members and Board of Supervisors.

Public comments: None

The December and January permit reports were reviewed.

Next Meeting: March 10, 2026 at 7:00 p.m.

Adjournment: The meeting was adjourned at 7:42 p.m. by Chairman Wilken.

Kelsy Jelinek, Zoning Administrator

Approved by Planning Commission: March 10, 2026

Placed on File with Board of Supervisors: March 18, 2026