

**AGENDA OF THE
KNOX COUNTY PLANNING COMMISSION**

Regular Meeting

March 10th, 2026

7:00 P.M.

Knox County Courthouse-Supervisors' Room

Call meeting to order.

Announcement where the Open Meetings Act information is located in the meeting room and that it is available to the public.

Roll Call.

Approve the agenda & public notices in the Niobrara Tribune

Approve the minutes from: February 24th, 2025 regular meeting.

Ex Parte Communications:

Old Business:

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

-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.

-Sec. 8.04 Recreational Vehicle Parks – D. Amend regulation to not allow recreational vehicles to be stored on site for the remaining portion of the year in stored state in the floodplain.

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

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.

Public comment

Review: February permit reports

Next Meeting: 4-14-2026

Adjourn.

(The Agenda is kept continuously current and available for public inspection at the Knox County Zoning Administrator's office. The items of this agenda do not necessarily have to be acted on in the above order. It shall not be altered later than 24 hours before the scheduled commencement of the meeting.)