

**AGENDA OF THE
KNOX COUNTY PLANNING COMMISSION**

Regular Meeting

June 16, 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 Wausa Gazette & Niobrara Tribune.

Approve the minutes from: March 10, 2026 regular meeting.

Ex Parte Communications:

Old Business:

New Business:

Public hearing to receive public comments regarding the application for Regulations Amendment Application #Z2602 for proposed regulation changes proposed by K. Mae Burkhardt. Proposed Article and Sections are as follows:

1) Discuss, consider, & take all necessary action on Amending *Article 1, Section 1.02,*

Purpose and Intent

9) Preserving, protecting, and enhancing historic buildings, places, ~~and~~ districts, and Townships.

2) Discuss, consider, & take all necessary action on Amending *Article 1, Section 1.06,*

Planning Commission Recommendations

Pursuant to Section 23-114.01 et. seq., (~~Nebraska~~ Reissue Revised Statutes of

Nebraska, 1943-2022), it shall be the purpose of the Planning Commission to

recommend the boundaries of the various original districts and appropriate regulations

to be enforced therein. The Commission shall make a preliminary report with special notice to the applicable Township Board(s) and hold public hearings thereon before submitting its final report which includes ex parte statement(s) from the applicable Township Board(s), and the County Board of Supervisors shall not hold its public hearing or take action until it has received the final report of the Commission.

- 3) Discuss, consider, & take all necessary action on Amending *Article 2, Section 2.02*,

Abbreviations and Acronyms

19) SY Square Yard

20) ~~USDA~~ TWP Township or Town

21) ~~YD~~ USDA United States Department of Agriculture

22) YD Yard

- 4) Discuss, consider, & take all necessary action on Amending *Article 2, Section 2.03*,

Definitions

Township: A workable organization of sufficient population and territory created by the county board of supervisors (§23-209, Reissue Revised Statutes of Nebraska, 2022).

- 5) Discuss, consider, & take all necessary action on Amending *Article 5, Section 5.05*,

Legal Publication and Notice Requirements for all Bodies

The Zoning Administrator reserves the right to give notice to Townships and any other person(s) or agency as deemed necessary

- 6) Discuss, consider, & take all necessary action on Amending *Article 5, Section 5.06*,

Coordination with Other Entities

When applicable, the Planning Department shall transmit information regarding a proposed CUP to the County Highway Department, Office of the Superintendent of the applicable school district, State Department of Water, Energy, and Environment, State

Health Department, cities, villages, **towns** and other public entities that may have an interest...

- 7) Discuss, consider, & take all necessary action on Amending *Article 5, Section 5.04, Application*

An application shall be accompanied by such site plans or drawings as are necessary for staff, Commission and Board to make a determination on the request. **Any business entity must either provide a Certificate of Authorization from the Secretary of the State of Nebraska.** Applications shall be filed with the Zoning Administrator...

- 8) Discuss, consider, & take all necessary action on Amending *Article 5, Section 5.09, Conditions of Approval*

Such conditions may be more restrictive than the base Zoning district regulations and may include, but not limited to, **domestication of the business entity**: specified time frame; provision of buffer yards; landscaping and screening; installation of erosion control measures.

Public Comment:

Review: March, April, & May permit reports

Next Meeting: TBD

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.)