

## MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

February 12, 2019

**Call to order:** The February 12, 2019 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:31 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: Rob Ganz, Neil Clausen Fred Steffen, Doug DeShazer, Jim Kotrous, Robert Larsen, Keith Nielsen, Greg Kuhlman, and Dean Wilken. Absent: none. Also present were Zoning Administrator Liz Doerr, and Keith Marvin of Marvin Planning Consultants and Supervisor Jim Sokol. Two guests were present for a portion of the meeting.

**Approve Agenda & Public Notice in the Creighton News and Crofton Journal.** Notice of the meeting was given in advance thereof by publication in the Creighton News and Crofton Journal on January 30, 2019. Kotrous moved, Ganz seconded to approve the agenda and public notice. Roll call vote showed all in favor.

**Approve the Minutes from September 25 and December 11, 2018.** Kotrous moved, Ganz seconded to approve the minutes from September 25, 2018. The minutes from December 11, 2018 were not approved because of the lack of quorum at the meeting. Roll call vote showed all in favor.

**Election of Officers:** Kotrous moved to keep the same slate of officers. Steffen seconded the motion. Roll call vote showed all present in favor.

**Old Business: Update to the Comprehensive Plan and Lake Area Zoning Regulations:** Keith Marvin said that the survey has been going well. Town Hall meetings are scheduled for Creighton, Crofton, Niobrara, and at Bloomfield for the week of Feb. 26. They will all be the same agenda so members do not need to attend them all. The draft of Chapters 6-9 were reviewed. The Lake area will be the last section to work on. The survey will continue until sometime in March.

**Zoning Administrator's Report:** December and January Permit Reports were reviewed. Doerr informed the board of several possible applications that may be received in the near future. NPZA is March 6-8.

**Ex Parte Communications:** Brent Mueller contacted Fred Steffen to say that he was slightly opposed to the Toy Shed Storage application.

**New Business: Public Hearing for Conditional Use #CU0015C Toy Shed Storage in 23-33N-2W.** Kuhlman moved to open the public hearing at 8:30 pm, seconded by Kotrous. Roll call vote showed all in favor. Doerr and Troy Bohounek explained the request. Nick Stout said that the trees from the previous permits have not all been planted. Behounek said that on the west side, there will be no reason to plant trees because of the bank. It was discussed whether there would be room for two rows of trees on the north or if the building should be moved south.

Ganz Moved to close the public hearing at 8:56 pm, seconded by Steffen. Roll call vote showed all present in favor. Discussed followed. The board questioned the fence location at the south. Behounek said that the fence at the south side of the building will go east toward building B. The new building will be slightly above the existing building but there should not be any issues with the lights.

Steffen moved, seconded by Nielsen, to approve the Toy Shed Storage LLC's Conditional Use permit amendment #CU0015C 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 (not on the right-of-way). 2. The existing security fence shall extend to the new structure. 3. No outside storage is allowed. 4. The structure shall be of similar color to the original two structures. 5. Under the

soffit lighting shall be included on the east and south sides of the new structure. 6. Applicant shall show compliance of diversion of water before construction begins. 7. Permanent diversion of water shall be installed during construction and in the future to control the runoff. 8. Two rows of trees shall be planted on the north side of Building C within one year of completion of construction and shall be maintained for the life of the Conditional Use. 9. Two rows of trees shall be planted north of building A and two more rows of trees planted on the east side of Building A for a total of 4 rows as shown on CU0015 before a Zoning permit is issued for Building C. 10. The structure (Building C) shall be setback 78' from the north property line. Roll Call vote showed all in favor. Motion carried.

**Public Comment on non-agenda items:** none.

**Next Meeting:** The next regular meeting is scheduled for March 12, 2019 at 7:30 p.m.

**Adjournment:** The meeting was adjourned at 9:23 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 3-12-19

Placed on File with Board of Supervisors: 3-28-19