

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

March 12, 2019

Call to order: The March 12, 2019 meeting of the Knox County Planning Commission was called to order by Vice Chairman Rob Ganz at 7:37 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, Jim Kotrous, Robert Larsen, and Greg Kuhlman. Absent: Fred Steffen, Doug DeShazer, Keith Nielsen, & Dean Wilken. Also present were Zoning Administrator Liz Doerr, and Supervisor Kevin Mackeprang. Two guests were present.

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 February 28, 2019. Clausen moved, Kuhlman seconded to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Steffen, DeShazer, Nielsen, and Wilken.

Approve the Minutes from February 12, 2019 and Meeting Notes from December 11, 2018. Wilken arrived at 7:41. Kuhlman moved, Kotrous seconded to approve the minutes from February 12, 2019 and meeting notes from December 11, 2018. Roll call vote showed all present in favor. Absent: Steffen, DeShazer, and Nielsen. Wilken began presiding over the meeting.

Old Business: None.

Ex Parte Communications: None.

New Business: Public Hearing for Conditional Use #CU0015C Toy Shed Storage in 23-33N-2W. Ganz moved to open the public hearing at 7:43 pm, seconded by Clausen. Roll call vote showed all present in favor. Absent: Steffen, DeShazer, and Nielsen. Doerr explained the need for the public hearing being the number of changes to the site plan. Troy Bohounek explained the request due to needing to push the buildings further off the road and the topography. Doerr read written comments from Tom Schroeder with concerns about following conditions for trees, etc.

Nick Stout questioned the need for following conditions.

Ganz moved to close the public hearing at 8:05 pm, seconded by Clausen. Roll call vote showed all present in favor. Absent: Steffen, DeShazer, Nielsen.

Kotrous moved, seconded by Clausen, 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. A security fence similar to the existing fence shall be erected between Building C and Building D. 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 West side of Building C and east side of Building D. 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 D 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 additional 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 Buildings C & D. These trees will have to be maintained for the life of the Conditional Use. Roll Call vote showed all present in favor. Absent: Steffen, DeShazer, and Nielsen. Motion carried.

Public Comment on non-agenda items: none.

Zoning Administrator's Report: The February Permit Report was reviewed. Keith Marvin is planning to be at the next meeting to continue working on the Comprehensive Plan update.

Next Meeting: The next regular meeting is scheduled for April 9, 2019 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:19 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 4-9-19

Placed on File with Board of Supervisors: 4-25-19