

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

May 21, 2019

Call to order: The May 21, 2019 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:30 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: Doug DeShazer, Jim Kotrous, Keith Nielsen, Dean Wilken, and Greg Kuhlman. Absent: Robert Larsen, Rob Ganz, Neil Clausen, Fred Steffen. Also present were Zoning Administrator Liz Doerr, Supervisor Jim Borgman, and several visitors.

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 May 9, 2019. Kotrous moved, DeShazer seconded to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Larsen, Ganz, Clausen, and Steffen.

Approve the Minutes from the April 9, 2019 Meeting. Kotrous moved, Kuhlman seconded to approve the minutes from April 9, 2019. Roll call vote showed all present in favor. Absent: Larsen, Ganz, Clausen, and Steffen.

Old Business: none.

Ex Parte Communications: none.

New Business: CU0038 John D & Jodi K Aschoff public hearing for a campground in 18-33N-2W: Nielsen moved to open the hearing, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen, Ganz, Clausen, and Steffen. Doerr read a letter from John Zwingman of Advanced Consulting Engineering Services regarding the application. John Aschoff said that he doesn't want this to be a bar scene or bands. It will be a high scale campground. Phase 1 will not be all done at once. Cabins and Storage units will be built over the winter. Aschoff didn't feel that he'd need a superintendent on site for 30 campers. He'll have some retired people help him on weekends. The storage units could be utilized by the public. He thought that there would be 14 storage units per building. The storage units will have access 24/7. Doerr said that Kevin Barta told her that the driveways will have good sight distance and that the campground will need to comply with state regulations including NDEQ permits. Most of the sites will be long term leases with some short-term rental sites closer to the road. Aschoff would like to have the cabins available for hunting. The camper pads will have concrete aprons. Public Comments were read from Jeff Jones. Beth Bruening is an owner both east and west of the property; she and her family (Kollars) oppose the application. Reasons that she cited were: Needs more information on trees, barriers, where are power and water, dumpsters, fencing, lighting, aesthetics, will there be covenants, safety with increased traffic, two driveways on a curve, who would be liable if there was a problem with their cattle, security to protect from trespassing, an on-site manager is needed, increased costs to the county, environmental issues, if runoff will impact the Weigand Creek, will the rezoning increase revenue to offset expenses, and how it will affect taxes. Aschoff said that the storage buildings will open to the east. The storage buildings will be 15' from the west property line. Del Jansen owns the property to the south and had concerns about traffic including ATV, hunters, noise, how it may affect their taxes, and if Rural Water will be able to maintain pressure in the summer. Doerr received a letter from Cedar-Knox Rural Water stating that Aschoff had been approved with conditions for water. Steve Bruening questioned where the CUP applied. Aschoff wasn't sure about the fence plans yet. Mel Jansen asked about the process before adding phase two and had concerns about trespassers. Aschoff is planning to plant a lot of trees and have "covenants" or rules for the campground. Steve Bruening asked about downsizing Phase 1 but Aschoff wants to bring in 3 phase to accommodate future development and that would make it expensive. Aschoff would only allow ATVs

in the RV park but not beyond. They do not have the landscaping plan done yet but want to have it cosmetically pleasing. Steve Bruening said that there are a lot of unknowns at this point, so it needs to be defined and more information given. Tyler Wulf, state park Superintendent, will take the information back to the Lincoln office for input.

At 8:43 p.m., Nielsen moved to close the hearing, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen, Ganz, Clausen, and Steffen.

Discussion occurred on the: fencing plan, landscaping plan, fire safety plan, campground rules (sign), and lighting plan. The rest of the application looks good. The public hearing was recessed until the next meeting so that a fencing plan, landscaping plan, fire safety plan, campground rules (sign), and lighting plan can be submitted.

Pre-application meeting (Sketch Plat) Merchant Valley Lot 3. Tim Gobel explained the intent for adding Lot 3 to use the land with a more spacious lot. Merchant does not want to extend the road for the subdivision because it is already an easement for the campground. The general consensus was for them to proceed to the final plat.

Public Comment on non-agenda items: none.

Zoning Administrator's Report: The April Permit Report was reviewed. Larry Kotrous' shooting range application has expired. He will need to reapply and have another hearing if he chooses to pursue this further.

Next Meeting: The next regular meeting is scheduled for June 11, 2019 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:25 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 6-11-19

Placed on File with Board of Supervisors: 6-27-19