

## MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

June 11, 2019

**Call to order:** The June 11, 2019 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 8:23 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, Jim Kotrous, Keith Nielsen, Dean Wilken, and Greg Kuhlman. Absent: Robert Larsen, Fred Steffen, Doug DeShazer, and Neil Clausen. Also present were Zoning Administrator Liz Doerr, and several members of the public.

**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 29, 2019. Kotrous moved, Kuhlman seconded to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Clausen, Larsen, DeShazer, and Steffen.

**Approve the Minutes from the May 21, 2019 Meeting.** Kotrous moved, Ganz seconded to approve the minutes from May 21, 2019. Roll call vote showed all present in favor. Absent: Clausen, Larsen, DeShazer, and Steffen.

**Old Business: Comprehensive Plan Update:** Due to the late start while waiting for Planning Commission members to show up, Keith Marvin decided that he will be back at the July meeting.

**Ex Parte Communications:** none.

**Continuation of CU0038 John D & Jodi K Aschoff public hearing for a campground in 18-33N-2W:** Ganz moved to reopen the hearing at 8:25 pm, seconded by Kuhlman. Roll call vote showed all present in favor. Absent: Clausen, Larsen, DeShazer, and Steffen. Jodi Aschoff explained the extra plans that they submitted. There will be no fireworks allowed. John Zwingman, engineer for the project, explained that they revised the layout due to the contour of the land to provide better drainage. There will be 38 campers and 3 cabins. Five of the campsites will be Class A for the larger campers. The roads will have slag if available. The septic tanks will meet NDEQ standards and be registered. Each pad will have it's own connection to the septic system so there will not be a dump station. Beth Bruening asked about the rules for quiet time. Tyler Wulf with the state park said that their quiet time is 10 pm to 6 am. Mrs. Bruening felt that they should match the park's rules. She had talked to the RV park south of Yankton who said that they absolutely need supervision on the weekends. She felt that ATVs can be a problem. The other issues have been addressed. Tyler Wulf said that they understand the need for campsites but would prefer that their quiet hours match the parks. Bruening asked at what point that onsite supervision be supplied. John Aschoff said that he has 2 semi-retired people to help with supervision. Nielsen moved to close the public hearing, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Clausen, Larsen, DeShazer, and Steffen. Kuhlman moved to approve, seconded by Kotrous, for the John D & Jodi K. Aschoff's Conditional Use Permit #CU0038 with the following conditions:

1. Each campsite shall be plainly marked.
2. All access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud.
3. The campground shall be compliant with all Nebraska Department of Environmental Quality and Nebraska Health & Human Services standards.
4. A sign permit is required for any business sign.

Roll call vote showed all present in favor. Absent: Clausen, Larsen, DeShazer, and Steffen.

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

**Zoning Administrator's Report:** The May Permit Report was reviewed. Keith Marvin will be on the July agenda.

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

**Adjournment:** The meeting was adjourned at 9:08 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 7-9-19

Placed on File with Board of Supervisors: 7-25-19