

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

July 9, 2019

Call to order: The July 9, 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: Neil Clausen, Jim Kotrous, Dean Wilken, Robert Larsen, and Fred Steffen. Absent: Doug DeShazer, Rob Ganz, Keith Nielsen, and Greg Kuhlman. Also present were Zoning Administrator Liz Doerr, Keith Marvin 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 June 26, 2019. Clausen moved, Steffen seconded to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Doug DeShazer, Rob Ganz, Keith Nielsen, and Greg Kuhlman.

Approve the Minutes from the June 11, 2019 Meeting. Kotrous moved, Clausen seconded to approve the minutes from June 11, 2019. Roll call vote showed all present in favor. Absent: Doug DeShazer, Rob Ganz, Keith Nielsen, and Greg Kuhlman.

Ex Parte Communications: none.

New Business: Public Hearing for Final Plat Lot 3 Merchant Valley in 15-33N-2W. Steffen moved to open the hearing seconded by Clausen. Roll call vote showed all present in favor. Absent: Doug DeShazer, Rob Ganz, Keith Nielsen, and Greg Kuhlman. Doerr explained the plat and the lack of Treasurers signature missing because the taxes are not all paid but will need to be done before the hearing with the County Board. Tim Gobel, the surveyor, answered questions about the drain field easements. Keith Nielsen arrived at 7:36 p.m. Craig Johansen, who owns Lot 1, explained that the driveway to Lot 2 is an easement going across Lot 1. The easement is only for Lot 2 so he expressed concerns about Lot 3 needing to have the road that had been platted originally should be built. He does not want more people driving across his property. The private drive for Elk Ridge Estates L16-19 is not to be used for access to Lot 3 per Tim Gobel. Gobel verified that Johansen's carport is not on the Merchant Valley Road. Merchant Valley Road is not built yet. Kotrous moved to close the hearing seconded by Clausen. Roll call vote showed all present in favor. Absent: Doug DeShazer, Rob Ganz, and Greg Kuhlman. Clausen moved to recommend approval of the Final Plat Lot 3 of Merchant Valley with the following conditions: A Subdivision Agreement will need to be approved by the Board of Supervisors requesting waivers, showing that the road will be built, and utilities will be installed before the sale of Lot 3. Steffen seconded the motion. Roll call vote showed all present in favor. Absent: Doug DeShazer, Rob Ganz, and Greg Kuhlman.

Old Business: Comprehensive Plan Update: Keith Marvin explained the draft, soils maps, and Linear Extensibility Map and why we have landslides.

Public Comment on non-agenda items: none.

Zoning Administrator's Report: The June Permit Report was reviewed. Ron Nohr has requested that Whitetail Ridge Final Plat be on the agenda for the next meeting.

Next Meeting: The next regular meeting is scheduled for August 13, 2019 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:26 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 8-13-19

Placed on File with Board of Supervisors: 8-29-19