

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

February 9, 2021

Call to order: The February 9, 2021 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:32 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, Dean Wilken, David Arens, Robert Larsen, Greg Kuhlman Neil Clausen, Jim Kotrous, and Keith Nielsen. Absent: Doug DeShazer. Also present were Zoning Administrator Liz Doerr, Supervisor Pat Liska, and several members of the public.

Approve Agenda & Public Notice in the Verdigre Eagle and Bloomfield Monitor (Knox County News). Notice of the meeting was given in advance thereof by publication in the Verdigre Eagle and Bloomfield Monitor (Knox County News). Kotrous moved, Larsen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: DeShazer.

Approve the Minutes from the December 8, 2020 Meeting. Clausen moved, Kotrous seconded, to approve the minutes from December 8, 2020. Roll call vote showed all present in favor. Absent: DeShazer.

Ex Parte Communications: Doerr received a call from DeShazer that said he was in favor of the Wolf Run amendment.

Old Business: Public Hearing CU0040A for John D & Jodi K Aschoff's amendment to construct Phase 2 to Wolf Run RV Resort in Pt. 18-33N-2W: Ganz moved to open the public hearing at 7:35 p.m., seconded by Nielsen. Roll call vote showed all present in favor. Absent: DeShazer.

Doerr explained that while Aschoff was doing dirtwork in preparation for the campground, that they decided to add six more campsites for a total of 40 campsites. Doerr stated that no comments were received from the public in advance of the meeting. After discussion, Ganz moved to close the public hearing at 7:42 p.m. Kotrous seconded the motion. Roll call vote showed all present in favor. Absent: DeShazer. Ganz moved to approve Wolf Run RV Resort (John D & Jodi K. Aschoff) Conditional Use Permit #CU0040A amendment to add six more campsites with the following conditions:

1. Each campsite shall be plainly marked with a map of such numbers provided to the Zoning Administrator.
2. Each campsite shall have two parking stalls.
3. All access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud.
4. The campground shall be compliant with all Nebraska Department of Environment and Energy and Nebraska Health & Human Services standards.
5. All campers shall be licensed and road ready. Any campers stored on site after 4 months shall be in a stored state with slideouts slid in.
6. No porches, decks, additions, or storage sheds, etc. will be allowed until such time that the Zoning Regulations are amended to allow it.

Motion was seconded by Larsen. Roll call vote showed all present in favor. Absent: DeShazer.

New Business: Pre-Application Meeting for Cedar View Estates in 13-33N-3W, 18-33N-3W, and 19-33N-3W: Travis Barney said that the name will now be Cedar Ridge Estates. Tim Gobel, Surveyor, also answered

questions. There will be two shared entrances off the highway. Kevin Barta is working with them on the road issue for 546 Ave. It needs to be determined if it is classified as a minimum maintenance road. The lots will all be over 3 acres so they do not need NDEE approval. They are working with Cedar-Knox Rural Power and Cedar-Knox Rural Water. There will be a road added to the back row of lots. It is too steep at the east end to have the road loop around for a second entrance/exit. The roads can be dealt with in the subdivision agreement. Part of the road is maintained by the County and part of it is township. The roads within the subdivision will be privately maintained. Kuhlman left at 8:10 p.m. The general consensus was for them to proceed with the Preliminary Plat.

Election of Officers: Kotrous moved to keep the same slate of officers, seconded by Larsen. Roll call vote showed all present in favor. Absent: Kuhlman and DeShazer.

Zoning Administrator's Report: The December and January Permit Reports were reviewed.

Next Meeting: The next meeting is tentatively scheduled for Tuesday March 9, 2021 at 7:30 p.m.

Adjournment: The meeting was adjourned at 8:45 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 3-9-21

Placed on File with Board of Supervisors: 3-25-21