

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

July 13, 2021

Call to order: The July 13, 2021 meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken at 7:42 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: Dean Wilken, Rob Ganz, Keith Nielsen, Greg Kuhlman, and Jim Kotrous. Absent: Robert Larsen, Doug DeShazer, David Arens, and Neil Clausen. Also present were Zoning Administrator Liz Doerr, Supervisor Jim Borgmann, and numerous 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). Kuhlman moved, Kotrous seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Larsen, DeShazer, Arens, and Clausen.

Approve the Minutes from the June 8, 2021 Meeting. Ganz moved, Kotrous seconded, to approve the minutes from June 8, 2021. Roll call vote showed all present in favor. Absent: Larsen, DeShazer, Arens, and Clausen.

Ex Parte Communications: none.

Old Business: Discussion of possible changes to Zoning Regulations with consultant Keith Marvin. Marvin discussed and answered questions regarding the livestock setbacks and impact easements. Residences not occupied can use lack of utilities, no one living there, and then the 12 months come into play. Stockpiling of manure was discussed and must meet setbacks. A complete update to the regulations, the Livestock Matrix, RV parks, the minimum lot size in the Commercial Corridor, and beehives were discussed. The minimum lot size of CC will stay the same and it was the consensus not to add regulations for beehives. The Planning Commission will read through the RV Parks draft and discuss it at the next meeting.

Review of Livestock setbacks and Impact Easements recommendation. After discussion about some possible changes, Kotrous moved to make a recommendation to the County Board to not make any changes to the livestock setbacks and impact easements at this time. Kuhlman seconded the motion. Roll call vote showed all present in favor. Absent: Larsen, DeShazer, Arens, and Clausen.

New Business: Public Hearing: Lazy U LLC CUP#0044 campground in 10-32N-8W and 11-32N-8W: Motion to open public hearing at 8:40 p.m. by Kotrous, seconded by Nielsen. Roll call vote showed all in favor. Absent: Larsen, DeShazer, Arens, and Clausen. Troy and Jeff Uhlir explained the application. They will employ a park host and hope to be open by April 2022. They will mark the property lines so that they are highly visible. There will be no motorized vehicles on the trails. There will be hiking trails, disc golf, and catch and release fishing. They may possibly build a storage building in the future for camper storage as shown on the site plan. The Nebraska Legislature is pushing recreation in Knox County so this will provide another option. The rules include quiet time after 10pm to 7 am. Jeff lives 7 miles south so he will be available in addition to the camp host. They are 4.5 miles off the highway so they may not have a lot of traffic at first. Jeff would like to restore the barn for rooms or events in the future but is not a part of the application at this time. The roads

are in good shape for traffic. They will have a bath house to start instead of full hookups. The bath house will have its own septic tank and drain field. There will be no dump station. The Niobrara State Park said that the campers can use their dump station if they have a park permit. They are wanting to have weekly rentals of campsites. Doerr read a letter from Gary Zimmerer in opposition to the application due to the noise and traffic. Doerr said that the Niobrara Scenic River does not require anything other than what is in the Zoning Regulations. Scott Erthum, son in law of Reg Pischel, said that Reg has concerns because they use their property for deer hunting. They feel that they may not be able to use the land because of the concern of hurting someone. Troy said that they are considering closing the campground October 31. Doerr received phone calls from Steve Brunette about possibly putting in hog barns but did not submit written comments for the public hearing. Kuhlman moved to close the public hearing at 9:16 pm. Ganz seconded the motion. Roll call vote showed all in favor. Absent: Larsen, DeShazer, Arens, and Clausen. There was discussion on the possible conditions. Ganz made a motion, seconded by Kuhlman, to recommend approval of the application for Lazy U LLC Conditional Use Permit #CU0044 in 10-32N-8W and 11-32N-8W with the following conditions:

1. Each campsite shall be plainly marked with a map of such numbers provided to the Zoning Administrator.
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 Environment and Energy (septic and NPDES stormwater prevention), and Nebraska Health & Human Services standards.
4. All campers shall be licensed and road ready. Any campers stored on site after 4 months shall be in a stored state with slide outs slid in.
5. No porches, decks, additions, or storage sheds, etc. will be allowed until such time that the Zoning Regulations are amended to allow it.
6. Applicant shall supply documentation that Niobrara Valley Electric can supply service.
7. One business sign up to 80 square feet shall be placed at the right of way and shall include the 911 address.
8. A Zoning permit is required before constructing the bath house or camper storage building. If the camper storage building is not constructed within five years of approval of the Conditional Use Permit, a review of the permit by the Planning Commission is required.
9. The campground will be open April 1 until October 31.

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

Pre-Application Meeting-Braunsroth Subdivision. Mike Skroch explained the plat. There was discussion about the low area or creek that runs through the property. There is an existing field driveway to Lot 1 but the owner should check with the Road Superintendent first before using it as a driveway. Lot 1 cannot use the same access as the other two lots because of the creek. The consensus was for them to proceed to the Final Plat.

Zoning Administrator's Report: The June Permit Report was reviewed.

Next Meeting: The next meeting is scheduled for Tuesday August 10, 2021 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:55 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 8-10-21

Placed on File with Board of Supervisors: 8-26-21