

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

January 11, 2022

Call to order: The January 11, 2022 meeting of the Knox County Planning Commission was called to order by Vice-Chairman Rob Ganz 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: David Arens, Neil Clausen, Rob Ganz, Jim Kotrous, Keith Nielsen, Greg Kuhlman, and Robert Larsen. Absent: Doug DeShazer and Dean Wilken. Also present were Zoning Administrator Liz Doerr, Supervisor Virgil Miller, 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, Clausen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: DeShazer and Wilken.

Approve the Minutes from the September 21, 2021 Meeting. Kuhlman moved, Larsen seconded, to approve the minutes from September 21, 2021. Roll call vote showed all present in favor. Absent: DeShazer and Wilken.

Ex Parte Communications: none.

Old Business: none.

New Business: Discuss possibly changing the minimum lot size in the Commercial Corridor, and other possible changes to the Zoning Regulations: Doerr stated that the consultant, Keith Marvin, is working on the updated regulations and hopes to have them finished in a year or less. Now is a good time to let him know of specific changes that we would like to see.

The minimum lot size in the Commercial Corridor was discussed. Noise and nuisances were discussed. The consensus was not to have anything about noise and nuisances especially in the ag districts as this could limit grain bin fans, irrigation systems, or possibly even trucks. Keith Marvin advised that we not include nuisances as these should be handled through court. Shouses and tiny houses were discussed. We will need definitions. Tiny houses could possibly be allowed in some districts or even in shouses. Add Shipping containers as a use needing a permit.

Review Fee Schedule: Discussion occurred on possibly adding a fee for Certificate of Zoning Compliance or a late fee when not disclosing that an ag structure is actually going to include a dwelling (shouses). Make all Zoning building permit late fees \$500 with nothing for the contractor. Certificate of Zoning compliance fee will be the typical Zoning permit fee with a \$500 late fee.

Election of officers: Kotrous moved to retain the current slate of officers. Larsen seconded the motion. Roll call vote showed all present in favor. Absent: DeShazer and Wilken

Zoning Administrator's Report: The September, October, November, and December Permit Reports were reviewed.

Public Comment on Non-Agenda Items: none.

Next Meeting: The next meeting is scheduled for Tuesday February 8, 2022 at 7:30 p.m. if needed.

Adjournment: The meeting was adjourned at 8:44 p.m. by Vice-Chairman Ganz.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 2-8-22

Placed on File with Board of Supervisors: 2-24-22