

## MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

February 8, 2022

**Call to order:** The February 8, 2022 meeting of the Knox County Planning Commission was called to order by Chairman Pro Tem Greg Kuhlman at 7:34 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, Jim Kotrous, Keith Nielsen, Greg Kuhlman, Robert Larsen, Doug DeShazer. Absent: Neil Clausen, Rob Ganz, and Dean Wilken. Also present were Zoning Administrator Liz Doerr, and John Aschoff.

**Approve Agenda & Public Notice in the Crofton Journal and Creighton News (Knox County News).** Notice of the meeting was given in advance thereof by publication in the Crofton Journal and Creighton News (Knox County News). Kotrous moved, Larsen seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

**Approve the Minutes from the January 11, 2022 Meeting.** Kotrous moved, Nielsen seconded, to approve the minutes from January 11, 2022. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

**Ex Parte Communications:** None.

**New Business: Public Hearing John & Jodi Aschoff Conditional Use Permit CU0040B in 18-33N-2W & 19-33N-2W to add 8 additional campsites:** DeShazer moved to open the public hearing, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken. Doerr and John Aschoff explained the application. There will be 8 new campsites for a total of 96 campsites in Wolf Run. There was some discussion about how well the campground was managed and how improvements were taxed.

Kotrous moved to close the public hearing, seconded by DeShazer. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

Kotrous moved to recommend approval of the application for Wolf Run RV Resort (John D & Jodi K. Aschoff) Amended Conditional Use Permit #CU0040B for 8 additional campsites with the following conditions:

1. Each campsite shall be plainly marked with a map of such numbers provided to the Zoning Administrator.
2. Directional signs shall be installed indicating where sections of lot numbers can be found.
3. Each campsite shall have two parking stalls.
4. All access drives and parking areas shall be surfaced with gravel, asphalt or other material to free the site of mud.
5. The campground shall be compliant with all Nebraska Department of Environment and Energy and Nebraska Health & Human Services standards.
6. All campers shall be licensed and road ready.
7. All amenities (such as porches, screened patios, decks, built-in grills/pizza ovens, and similar items) require a Zoning permit.
8. These conditions of approval will supersede all previous resolutions for Wolf Run RV Resort and apply to the entire resort.

Motion was seconded by DeShazer. Roll call vote showed all present in favor. Absent: Clausen, Ganz, and Wilken.

**Old Business: Discuss possibly changing the minimum lot size in the Commercial Corridor:** This was tabled at the request of Marty O'Connor but there was some discussion about the options.

**Zoning Administrator's Report:** The January Permit Report was discussed. The new fee schedule will take effect March 1. Keith Marvin will be changing some definitions and working on houses, shouses, tiny houses, etc.

**Public Comment on Non-Agenda Items:** none.

**Next Meeting:** The next meeting is scheduled for Tuesday March 8, 2022 at 7:30 p.m.

**Adjournment:** The meeting was adjourned at 8:33 p.m. by Chairman Pro Tem Kuhlman.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 3-8-22

Placed on File with Board of Supervisors: 3-31-22