

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

March 8, 2022

Call to order: The March 8, 2022 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: David Arens, Jim Kotrous, Keith Nielsen, Greg Kuhlman, Doug DeShazer, Neil Clausen, and Dean Wilken. Absent: Robert Larsen and Rob Ganz. Also present were Zoning Administrator Liz Doerr, and Supervisor Jim Sokol, and several members of the public.

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, DeShazer seconded, to approve the agenda and public notice. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Approve the Minutes from the February 8, 2022 Meeting. Kotrous moved, DeShazer seconded, to approve the minutes from February 8, 2022. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Ex Parte Communications: None.

New Business: Public Hearing Tusha, Cunningham, and Minarik Conservation Easements: Clausen moved to open the public hearing at 7:35, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Robert Larsen and Rob Ganz. Doerr explained that the applications are for NRCS and stated that the approval is a requirement of the State. Scott Wessel with the Game and Parks was present to answer any questions. The land is still available for hunting and fishing. He said that the new conservation easements are in a different program than the WRP and flowage easements but are somewhat similar. Sokol explained how the County will deal with this. George Cunningham also spoke about the reasons why he wanted to sign up for the conservation easement. Nielsen moved to close the public hearing at 8:04, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Kotrous moved to recommend approval of the applications for Conservation Easements for Terry L Minarik Trust in 2-33N-7W, George Cunningham and Susanna Hickey in 3-31N-7W, and Kenneth & Mary Tusha in 32-31N-6W. Motion was seconded by DeShazer. Roll call vote showed all present in favor. Absent: Larsen and Ganz.

Public Hearing: ADH Grain Processors for a corn steam flaking operation in Pt. N ½ NW ¼ 10-31N-3W:

Clausen moved to open the public hearing at 8:07, seconded by Kotrous. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Doerr, Mark Miller, and Ben Curby explained the application. They have water available and will use this for their own use and want to also make this a commercial operation. They will share a driveway with the cement plant. If they add a second driveway, they will need to get it approved by the Roads Department. There were no comments from the public. There was discussion about the plant being built across the parcel line. Mike Skroch explained that because this is not in a subdivision, and both parcels have the same owner, we do not need to do a Boundary Adjustment. Kuhlman moved to close the public hearing at 8:25, seconded by Arens. Roll call vote showed all present in favor. Absent: Larsen and Ganz. Clausen moved to recommend approval of the ADH Grain Processors, LLC Conditional Use permit

#CU0047 for a steam flaking and grain receiving operation with the following conditions: 1. A sign must be posted at the entrance that includes the business name and address along with emergency contact information. 2. Applicant shall comply with all State and Federal Regulations. Arens seconded the motion. All present voted in favor. Absent: Larsen and Ganz.

Sketch Plat, Lazy River Acres 2nd Addition: Doerr, Mike Skroch, and Andrew Marshall explained the plat. They will need to get NDEE subdivision approval for the septic for the west lot. Nothing is needed for FEMA for the floodplain approval to subdivide because it is under five acres and does not involve developing new roads. Nielsen moved to waive the preliminary plat and proceed to the final plat, seconded by DeShazer.

Old Business: None.

Zoning Administrator's Report: The February Permit Report was discussed. Kuhlman asked if we should look at putting something in the Comprehensive Plan about conservation easements. Sokol was not sure if it was necessary. He will discuss it with the County Board.

Public Comment on Non-Agenda Items: none.

Next Meeting: The next meeting is scheduled for Tuesday May 10 at 7:30 p.m. as Doerr will not be available for the April meeting.

Adjournment: The meeting was adjourned at 8:50 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 5-17-22

Placed on File with Board of Supervisors: 5-26-22