

MINUTES OF THE KNOX COUNTY PLANNING COMMISSION

May 17, 2022

Call to order: The May 17, 2022, meeting of the Knox County Planning Commission was called to order by Chairman Dean Wilken 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, Rob Ganz, and Dean Wilken. Absent: Doug DeShazer and Neil Clausen. Also present were Zoning Administrator Liz Doerr. Supervisor Marty O'Connor, and several members of the public were present for a portion of the meeting.

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

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

Ex Parte Communications: None.

New Business: Public Hearing CU0048 Jason Schendt in 20-33N-2W for self-storage buildings and office: Nielsen moved to open the public hearing at 7:37, seconded by Kotrous. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Doerr explained that the applicant was not able to be present but submitted additional comments as distributed. Doerr explained the application and site plan. Kevin Barta, Highway Superintendent, has looked at and approved the location of the driveways. Public comment: none. Kotrous moved to close the public hearing at 7:51 pm, seconded by Nielsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Kotrous moved to recommend approval of Conditional Use permit CU0048 for a self-storage unit and office with the following conditions: 1. One business sign up to 80 square feet is allowed to be placed on the property (not on the right-of-way). 2. No outside storage is allowed. 3. The structure shall be of neutral color. 4. Under the soffit lighting shall be included on the structure. 5. Applicant shall show compliance of diversion of water before construction begins. 6. Two parking stalls shall be included by the office so as to keep the driveway free of obstructions. Motion was seconded by Larsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Public Hearing: Wolf Run RV Resort CU0040C in Pt. 18 & 19-33N-2W: Kotrous moved to open the public hearing at 7:54 pm, seconded by Ganz. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Doerr explained that when doing the dirt work for the application that was approved 3-10-22, they decided that they had room for one more campsite which met all of the requirements. There was no public comment received. Ganz moved to close the public hearing at 7:57 pm, seconded by Larsen. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Ganz moved to recommend approval of the application for Wolf Run RV Resort (John D & Jodi K. Aschoff) Amended Conditional Use Permit #CU0040C for 1 additional campsite (total of 97 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.

Kotrous seconded the motion. All present voted in favor. Absent: DeShazer and Clausen.

Public Hearing for Replat of Lot 11 & Pt. of Brody Drive in Cedar Ridge Estates in 18-33N-2W: Ganz moved, Nielsen seconded, to open the public hearing at 8:00 p.m. Doerr explained that the lot lines and roads had pins but when they were doing dirt work, it ended up different. The replat will match what is existing. There was no public comment. Kotrous moved to close the public hearing at 8:03 p.m., seconded by Ganz. Roll call vote showed all present in favor. Absent: DeShazer and Clausen. Ganz moved to waive the preliminary plat and recommend approval of the Replat, seconded by Kotrous. Roll call vote showed all present in favor. Absent: DeShazer and Clausen.

Old Business: Discussion on possibly changing the minimum lot size in the Commercial Corridor: Aliza Stout explained that her parents have nine acres in a life estate and they own “approximately two acres” free and clear in one deed. They want to split off the two acres but it doesn’t meet the minimum lot size. They had it surveyed and it would split a bin. They want the minimum lot size lowered to 2 acres so that they can have two deeds and refinance and do whatever they want. Marty O’Connor added that a second driveway was approved by Kevin Barta. O’Connor showed numerous pictures of storage units and campgrounds in the Commercial Corridor which has increased traffic and doesn’t bring in as much in taxes. The state is investing money to add more slips in the park. He felt that these things will draw mostly out of county people. On the north side of 54C the minimum is one half acre and they have to look at the storage units and campgrounds every day. The Board is trying to get the state to widen 54C. He felt that the cost of buying three acres has become cost prohibitive. Everyone would prefer to see homes. He requested that the Planning Commission consider changing it to a two acre minimum. There was considerable discussion about the situation that the Stouts are in and their options. The Stouts decided to pay the fee to move forward with a public hearing for the amendment.

Public Comment on Non-Agenda Items: none.

Zoning Administrator’s Report: The March and April Permit Reports were discussed. Doerr said that Keith Marvin is researching and working on some possible language for the Comprehensive Plan about conservation easements.

Next Meeting: The next meeting is scheduled for Tuesday June 14 at 7:30 p.m.

Adjournment: The meeting was adjourned at 9:14 p.m. by Chairman Wilken.

Liz Doerr, Zoning Administrator

Approved by Planning Commission: 6-14-22

Placed on File with Board of Supervisors: 6-30-22