

**CITY OF KNOX PLANNING COMMISSION
101 WEST WASHINGTON STREET
KNOX, INDIANA 46534
574-772-5445**

The September 3, 2024 Planning Commission meeting of the Planning Commission was called to order by Vice President, Jeff Berg, at 6:00 P.M. CST at Knox City Hall.

Members Present: Vice President Jeff Berg; Secretary Jeffery Houston; Commissioners Jim Brown; Jim Jenkins; Dave Metz; Sherry Cowen; and John Wilson

Members Absent: President, Don Kring; and Commissioner Ronald Parker

Staff Present: Director of Building, Planning and Code Compliance, Lonnie Boley

Staff Absent: Attorney, Justin Schramm

Vice President, Jeff Berg led the Commission in the Pledge of Allegiance. A roll call was performed.

Amendments to the Agenda:

None.

Approval of Minutes:

Jim Jenkins made a motion seconded by Jim Brown to accept the minutes from August 6, 2024 as presented. Motion passed with six (6) ayes, no (0) nays, and one (1) abstention – that being Dave Metz.

Tech Committee Update:

Jeff Berg said that the items that were discussed at the last Planning Commission meeting have not been brought before the City Council yet. Those items include changes to the Weeds and Vegetation Ordinance and the Bicycle Ordinance.

Definition of Spot Zoning:

Commissioner, Jim Brown, said he had done research on the definition of “spot zoning.” According to the Business Course/Real Estate Training “spot zoning” in real estate refers to a small parcel of land that is allowed to be used differently than surrounding parcels. Spot zoning usually benefits the owner of the land, to the detriment of the surrounding owners.

According to the Cornell Law School/Legal Information Institute “spot zoning” refers to when a piece of property or groups of property have special zoning laws applied to them that differ from the zoning laws surrounding them.

Jim Brown noted that both sources referred to properties completely surrounding the property requesting a zoning change.

Director Boley said this should make the decision easier to help in the promotion of building of homes and growth for the City. He thanked Brown for his research.

Director Boley stated that he is waiting for a signature from the owner stating that his sister will represent his interests in any zoning issues. He has the affidavit of ownership of surrounding properties. There are approximately fourteen (14) property owners that will need to be notified. The number of notifications that need to be sent helps determine the final cost to the petitioner. There is also a two hundred (\$200) dollar application fee. It will need to be published and WKVI notified. If a special meeting needs to be called to discuss the matter, there is money in our budget to cover it.

Other Tech Committee Business:

Vice President, Jeff Berg, stated that the tech committee still needs a computer. He again stated that he didn't look forward to the new live video requirements. U-tube will be used which is the same system the Common Council will be using.

A general discussion took place concerning the new video requirements.

Old Business:

Director Boley said the new City subdivision is coming along. The new water line has been run under the Cannon ditch. A culvert will be installed. Sewer pipe is ready to be installed.

Vice President Berg noted that the TIF districts brought in about \$300,000 for the Redevelopment Committee this year.

Director Boley stated that J.W. Hicks is planning a large addition to their present facility.

Several problem properties under code enforcement were discussed.

Commissioner Brown said going forward he would like to compare the new subdivisions to the present one at Short drive. He wants to know if the covenants will be the same. As an example, he said houses on Short Drive are required to have two car garages, but people have converted the area to living space. Director Boley said they are reviewing the present requirements for subdivisions such as requiring a tree in each front yard. He also said that Bob Aloy is still working on the Subdivision Ordinance.

Commissioner Brown stated he does not want to wait until the entire draft of the ordinance is completed. Commissioner Cowen said she would like to see something at the next meeting. Commissioner Brown said the engineering firm needs to be told that we want to have input on the draft.

Director Boley showed the Commissioners a blueprint of the new subdivision.

Commissioner Metz asked if Brightspeed is about done with their work in the City. Director Boley said they got permission to finish five more small projects.

Surfnet had some issues with a sewer line bubbling up. They wanted the City to contract someone else to do the work because of the close proximity to the sewer line. Surfnet still owes a contractor for work completed four months ago. Director Boley said he may have to pull their permit.

New Business:

None.

Citizens Comments:

None.

Other Business:

None.

Adjournment:

Commissioner, Sherry Cowen, made a motion seconded by Commissioner John Wilson to adjourn the meeting. Meeting adjourned at 7:00 P.M. CST by unanimous voice vote.

Respectfully submitted by: _____

Jeffery J. Houston
Secretary