

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

The October 1, 2024 Planning Commission meeting of the Knox Planning Commission met at Knox City Hall at 6:00 P.M. CST.

Members Present: President, Don Kring; Vice-President, Jeff Berg; Secretary, Jeff Houston; Commissioners, Jim Brown, Sherry Cowen, Dave Metz, Ronald Parker, and John Wilson.

Members Absent: Jim Jenkins

Staff Present: Director of Building, Planning and Code Compliance, Lonnie Boley; and Attorney, Justin Schramm.

Staff Absent: None

President, Don Kring, called the meeting to order and led the Commission in the Pledge of Allegiance. A roll call was performed.

Amendments to the Agenda: None

Approval of Previous Minutes:

Vice President, Jeff Berg made a motion, seconded by Commissioner, Sherry Cowen to approve the minutes of the September 3, 2024 meeting as presented. Motion passed with eight (8) ayes and no (0) nays.

Rezoning Hearing Parcel # 75-06-35-302-001.000-003:

President, Don Kring, opened the public meeting to discuss changing the zoning of the above-mentioned property from C-2 General Commercial to R-1 Single Family Residential.

Director, Lonnie Boley, explained that the present owner of the property would like to build a home on the property. With the present zoning that is not permitted.

Director Boley stated that an adjoining property is already zoned residential. It will not be considered spot zoning. He said as Director of Building, Planning, and Code Compliance, he would be in favor of the change.

Michael Pawlak is the owner of the property. He was represented at the meeting by Lauren Pawlak.

Property owner Donna Hakins said she lives at the end of Orchard Drive and wondered if they would put a road through and open the area to increased traffic.

Director Boley said if the parcel were to be turned into a subdivision that was possible. He said right now there are no plans for that.

Director Boley noted that the change could help the property owner to protect her from a loud industrial business locating on the property.

President Don Kring closed the public meeting.

Recommendation to change zoning:

Commissioner Jim Brown made a motion, seconded by Vice President Jeff Berg to send a positive recommendation to the City Council to change the zoning on parcel 75-06-35-302-001.000-003 from C-2 to R-1. Motion passed with eight (8) ayes and no (0) nays.

### Change November Meeting Day:

The Planning Commission's next meeting is scheduled to meet on election day. A discussion took place of what date to have the November meeting.

Commissioner Ron Parker made a motion to move the next meeting to Monday November 11<sup>th</sup>. Commissioner Sherry Cowen seconded the motion. Motion passed with eight (8) ayes and no (0) nays.

### Change Meeting Day Starting January 2025:

Director Boley suggested the meeting starting next year be moved to Thursday from Tuesdays.

Two or three times a year the Attorney can't attend. Also, if Director Boley is elected County Commissioner, he would also miss the same meetings. It only happens when a holiday falls on the County Commissioner's regular meeting day that those meetings are moved to Tuesday.

Commissioner Jim Brown made a motion seconded by Commissioner Ron Parker to table the discussion until the November meeting. Motion passed with eight (8) ayes and no (0) nays.

### Discussion for Boring and Permit Cost:

Director Lonnie Boley noted that a boring permit presently costs a flat fee of \$50. He noted some counties – such as Wabash – charge \$100 for the permit and \$1 per foot.

Director Boley gave the example of Brightspeed recently hit a city water line at a cost of \$1888. He noted that he had to work with the D&S Underground for several weeks to get a promise to pay the invoice. Eventually he had to red tag the project for the contractor.

Director Boley wants an easier way to collect damages to pay for repairs. He noted that the City Council could always lower the amount if they determine it is in their interest to do so.

Commissioner Jim Brown said that people should be notified when a contractor is on their property. He also said a performance bond should be required.

Commissioner Ron Parker made a motion, seconded by Commissioner Sherry Cowen to raise the permit fee to \$100 plus \$1 per foot. Also, that the boring contractor be required to notify the homeowner if they are going to be on their property. Motion passed with eight (8) ayes and no (0) nays.

#### Review of Old Business:

Commissioner Jim Brown asked if the new city subdivision is a “new” subdivision or if it will be considered part of the existing subdivision. He wants to know if the new subdivision will be governed by the existing covenants.

Director Lonnie Boley said that Bob Alois has said that he is too busy to do much work on new covenants yet. Director Boley said he assumes it will be considered a separate subdivision. Commissioner Jim Brown said then we should be writing the covenants for the new subdivision. He questioned Director Boley about whether the Board of Zoning Appeals should be enforcing existing covenants and gave an example of the Cardinal House on Short Drive as being against the covenants.

Citizens Comments: None.

Other Business: None.

Adjournment:

Secretary Jeff Houston made a motion which was seconded by Commissioner Jim Brown to adjourn the meeting. Motion passed with nine (8) ayes and no (0) nays. Meeting adjourned at 7:22 P.M. CST.

Respectfully submitted by: \_\_\_\_\_

Jeffery J. Houston  
Secretary