



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

Meeting Minutes: November 5, 2018

Members Present: Greg Matt, John Wilson, Brent VanNorman, Dan Allen, Jim Strong, Bertha Blue, Don Kring

Members Not Present: Ron Parker

Staff Present: Kenny Pfof, Martin Bedrock

Staff Not Present: N/A

The November 5, 2018 Planning Commission meeting was called to order at 7:02 p.m. by President Greg Matt. The Pledge of Allegiance was conducted, and Roll Call was performed. Vice President Wilson made a motion to approve the October 2, 2018 minutes. Member Strong seconded the motion. Carried 7-0.

Public Hearing: Michael Wakefield: President Matt read the notice for hearing that was advertised, and he opened the hearing. Michael Wakefield was present, and he informed the Commission that he owns the property at the northwest corner of Culver Road and Williams Street. Michael said that he wants to divide the property into five parcels. His intention is to have four of the parcels along Culver Road so that he can build houses on them. Michael stated that he intends on building his own home on the fifth parcel. He provided a diagram of the proposed parcels. There were no questions from the public. President Matt closed the hearing. Member Blue made a motion to grant the request to subdivide the property into five parcels. Member Strong seconded the motion. Carried 7-0.

Public Hearing: Recommendation to Amend Title III: A-Agricultural District and Title IX: C-2 General Commercial District, of the City of Knox Code of Ordinances: President Matt read the notice that was advertised, and he opened the hearing. He explained that the amendment would change the following sections:

1. Title III: A-Agricultural District
 - a. Section 3: Height Regulations
 - b. Section 4: Area, Width, and Yard Regulations
2. Title IX: C-2 General Commercial District
 - a. Section 3: Height Regulations
 - b. Section 4: Area, With, and Yard Regulations

The amendment would add the following to each of the above-mentioned sections:

Any structure used for residential purposes that is located in an area zoned other than Residential, shall conform to the Residential District's building standards and setbacks as set forth in the Residential Districts section.

President Matt stated that the amendment is so that people using their property for residential purposes are to only follow the residential guidelines, even if they live in a commercially zoned area. If their property is being used commercially then they must follow the commercial guidelines. There were no questions from the public. President Matt closed the hearing. Vice President Wilson made a motion to recommend to the Knox City Council that the above-mentioned amendment be adopted. Member Kring seconded the motion. Carried 7-0.

Clothing Drop Boxes: Secretary Pfof informed the Commission that the clothing drop box in the Five Star parking lot has been removed, but items are still being left where the box was located.

Other Business: Andrew Spite informed the Commission that he owns property at 609 and 611 East Saint Louis Street. He said that there are multiple houses on each property. Andrew asked the Commission if he would be able to subdivide each parcel so that each house was on its own parcel. He said that an alternative would be to treat each house as a condominium so that they could be sold individually. The Commission will research the matter and discuss it at the December meeting.

Adjournment: Member Kring made a motion for adjournment. Member Allen seconded the motion. Carried 7-0. Meeting adjourned.

Kenny Pfof
Director/Secretary