



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

Meeting Minutes: April 2, 2019

Members Present: Jim Strong, Brent VanNorman, Dan Allen, George Byer, John Wilson

Members Not Present: Ron Parker, Bertha Blue, Don Kring

Staff Present: Kenny Pfof, Martin Bedrock

Staff Not Present: N/A

The April 2, 2019 Planning Commission meeting was called to order at 7:00 p.m. by President Jim Strong. The Pledge of Allegiance was conducted, and Roll Call was performed. Vice President Wilson made a motion to approve the March 5, 2019 minutes. Member Byer seconded the motion. Carried 5-0.

Public Hearing for the Re-zoning of County Road 250 East and Division Road: President Strong opened the hearing, and Secretary Pfof read the Notice that was published in The Leader. Secretary Pfof provided a Notification Affidavit that listed the property owners in the area of the potential re-zoning that were notified of the hearing. Larry Wickert was present and stated that re-zoning the mentioned area may be beneficial in future development of the industrial park. Dave McIntire was present, and he expressed that the McIntire family is against re-zoning the north side of Division Road between 250 East and 300 East. President Strong explained that property is taxed based on what the specific property is used for. Vice President Wilson informed everyone that re-zoning the north side of Division Road would be beneficial so that if the property was ever to be used for industry in the future, it would already be zoned for that use. The land could continue to be used for farming until then. Kathy Hamilton was in attendance representing the estate of Joseph and Dorothy McIntire. Mrs. Hamilton stated that the McIntire's have a home on an agricultural property in the proposed re-zoning area on the north side of Division Road.

She said that it is not necessary to re-zone that particular area, and the families do not have any interest in re-zoning that area. Larry Wickert added that particular area on the north side of Division Road is not good land to develop anything on due it being low and right next to the Yellow River. Ray Kwasny was present, and he inquired on the taxes in the area and setbacks in a heavy industrial area. The land use and taxing was explained again, and I read the setbacks to him. President Strong closed the hearing and the Commission discussed all the information. Vice President Wilson expressed that he feels that it isn't necessary to re-zone the north side of Division Road at this time. Member Byer made a motion to recommend to the Knox City Council to re-zone the east side of County Road 250 East between 50 South and Division Road, from C-2 General Commercial to M-2 Heavy Industrial. Member Allen seconded the motion. Carried 5-0.

Other Business: President Strong informed the Commission that there are areas in the Planning and Zoning Code of Ordinances that need to be updated. He said that he would like to form a committee to review and recommend changes to the ordinances. Vice President Wilson mentioned that Member Kring expressed that he would like to be on the committee. The committee will be as follows: President Strong, Vice President Wilson, and Member Kring.

Vice President Wilson brought up that Member Byer needs to be appointed to the Knox Board of Zoning Appeals since he was appointed to the Planning Commission by Mayor Estok. Vice President Wilson made a motion to appoint Member Byer to the Knox Board of Zoning Appeals. Member VanNorman seconded the motion. Carried 5-0.

Adjournment: Member Allen made a motion for adjournment. Member Byer seconded the motion. Carried 5-0. Meeting adjourned.

Kenny Pfof
Director/Secretary