



Office of Building, Planning, & Code Compliance
101 W. Washington St.
Knox, IN 46534
(574)772-5445
planningcomm@cityofknox.net

Meeting Minutes for April 29, 2019

Members Present: Greg Matt, George Byer, Mike Skinner, John Wilson

Staff Present: Kenny Pfof, Martin Bedrock

Public Present: Dave Howell, Kankakee Valley REMC. Larry Wickert, Starke County Economic Development Foundation.

The April 29, 2019 Board of Zoning Appeals meeting was called to order at 7:01 p.m. by President Greg Matt. The Pledge of Allegiance was conducted, and Roll Call was performed.

President Matt addressed an issue with the minutes from the February 19, 2019 meeting of the Board of Zoning Appeals. The minutes as written stated that Byer had nominated Bedrock to the position of Board Attorney for 2019, and that Byer had seconded the same motion. Matt clarified that it was he who had made the motion, and Byer seconded.

Byer made a motion to accept the February 2019 minutes with the correction, Wilson second. Motion carried 4-0.

New Business: President Matt opened the public hearing at 7:05pm by reading the public hearing notice. The public hearing was requested by Kankakee Valley REMC, who wishes to be granted a variance in order to construct an electric substation on the south four acres of the following property: **Pt S 1/2 Ne S21 T33 R2 7.50a.**, commonly known as 0340 S 250 E, owned by David and Sharon McIntire.

Dave Howell spoke for KV REMC. 2nd phase of a 3 phase project to upgrade their system. Had property located across the street from this proposed property; however, Traffic Control Specialists needed the land.

The location allows REMC to reduce the likelihood of outages, and with JW Hicks expanding in the industrial park, REMC feels this is a good location given that the demand will be increasing in the industrial park.

Larry Wickert spoke on behalf of the Starke County Economic Development Foundation, in favor of the project. Wickert cited future expansion of the Industrial Park would lead to the need for more power.

Howell asked if there was an expiration date on the variance. Attorney Bedrock advised that REMC would have six months to apply for the permit that is allowed by the variance, and then up to 12 months from the permit issue date to begin work on the project.

Matt closed the public hearing at 7:15pm.

Byer made a motion to grant the variance to Kankakee Valley REMC. Second by Skinner. Motion carried 4-0.

Attorney Bedrock noted that the permit would need to be noted that the special use is granted as the project is deemed to be for the public interest and convenience, that the public health, safety and welfare will be protected, and will not cause substantial injury to other property in the neighborhood where the project is located.

Old Business: Wilson asked if there was a reason why the previously addressed issues with Smith Farm Store were being tabled. Matt advised that City Hall had requested that we table the issue.

Skinner asked if Smith Farm Store was conducting sales in the former Ed's Auto Parts store. Wilson advised that someone had been in that building to look at a lawnmower, asked for a price, and the Smith Farm Store employee advised that they could not discuss that, the building was for show only, not for sales.

Member Wilson made a motion to adjourn, Member Skinner seconded the motion. Motion carried 4-0.

Meeting adjourned at 7:30 pm.

Next meeting is Monday, May 20, 2019 at 7pm in the Knox City Hall.

Mike Skinner

Secretary, City of Knox Board of Zoning Appeals