



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

Meeting Minutes for February 19, 2019

**Members Present:** Greg Matt, George Byer, Mike Skinner

**Staff Present:** Kenny Pfof, Martin Bedrock

**Members Not Present:** John Wilson

The February 19, 2019 Board of Zoning Appeals 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.

Member Byer made a motion to approve the November 19, 2018 minutes. President Matt seconded the motion. Carried 3-0.

**New Business:** Reorganization of Board Members. President Matt opened the floor for nominations for the 2019 Board President position. Member Skinner nominated Greg Matt for President. Second by Byer. Carried 3-0.

President Matt opened the floor for nominations for Board Vice President. President Matt nominated George Byer for Vice President. Member Skinner seconded the nomination. Carried 3-0.

President Matt opened the floor for nominations for Board Secretary. President Matt nominated Mike Skinner, Byer seconded the nomination. Carried 3-0.

Matt opened the floor for Board Attorney nominations. Matt nominated Martin Bedrock for Board Attorney, seconded by Byer. Carried 3-0.

Matt opened the floor for Board Administrator nominations. Matt nominated Kenny Pfof, seconded by Byer. Carried 3-0.

Williams Minor Subdivision: Pfof advises the Board that Mike Wakefield bought the subdivision from Louise Williams. Planning Commission approved subdividing it so Wakefield can build houses on it. Wakefield brought Pfof an example from the Recorder's Office that shows what is being asked of the Board, to change the name from the Williams Minor Subdivision to the Wakefield Minor Subdivision.

Example was from 2012 when the BZA approved an abandonment of the Drake's Crossing subdivision.

Matt suggests approving the abandonment of the Williams Minor Subdivision, and notes that if Wakefield wants to change lot sizes or make any alterations in the future, he will need to go through the Planning Commission.

Pfof states that the Planning Commission has already approved the Wakefield Subdivision. The only thing being asked of the Board of Zoning Appeals is to abandon the old subdivision, so the new one can be renamed.

Skinner makes a motion that the Williams Minor Subdivision be abandoned, renaming it the Wakefield Minor Subdivision. Matt asked Bedrock if that would be acceptable, Bedrock stated it would be acceptable. Byer seconded the motion.

Motion carried, 3-0.

**Old Business:** Matt noted that it has been suggested from other offices in city government that the board needs to take a step back from Smith Farm Store, to avoid potential lawsuits. Smith Farm Store has made mention several comparisons to Tractor Supply Company. Matt notes that Tractor Supply's set-up is in compliance with what has been requested of them.

Byer noted that Smith Farm Store bought the Ed's Auto Parts building, and has riding lawn mowers on display inside the Ed's Auto Parts building.

Matt stated that we may need to instruct Smith Farm Store to clean up their outdoor storage area at some point, also noted that the store had at one point stated that they were going to build a pole barn for storage. That has not happened.

Byer asked if an occupancy permit or retail permit would be needed for the Ed's Auto Parts building, since there is merchandise in the building. Bedrock stated that he's not aware of a building that doesn't need an occupancy permit, Matt added that if sales are being made in that building that retail permit would be needed.

Matt stated that other than looking into the permits situation, we are putting Smith Farm Store on the back burner.

Member Byer made a motion to adjourn, Member Skinner seconded the motion. Motion carried 3-0.

Meeting adjourned at 7:32pm.

Next meeting is Monday, April 29, 2019 at 7pm in the Knox City Hall.

Mike Skinner

Secretary, City of Knox Board of Zoning Appeals