



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

Meeting Minutes: December 3, 2019

Members Present: Bertha Blue, George Byer, Brent VanNorman, Ron Parker, Jim Strong, Dan Allen, Don Kring

Members Not Present: John Wilson

Staff Present: Kenny Pfof, Martin Bedrock

Staff Not Present: N/A

The December 3, 2019 Planning Commission meeting was called to order at 7:00p.m. by President Jim Strong. The Pledge of Allegiance was conducted, and Roll Call was performed. Member Kring made a motion to amend the agenda to allow an: Order of the Knox Plan Commission determining that a resolution amending the declaratory resolution and economic development plan approved and adopted by the Knox Redevelopment Commission conforms to the comprehensive plan and approving said resolution. Member Allen seconded the motion. Carried 7-0. Member Blue made a motion to approve the October 1, 2019 and November 5, 2019 minutes. Member VanNorman seconded the motion. Carried 7-0.

Public Hearing – Starke County Economic Development Foundation: President Strong opened the Public Hearing for a request to subdivide the property located at 2755 East Division Road, Knox, Starke County, Indiana. Secretary Pfof read the Notice that was advertised in The Leader and sent to nearby property owners. Bob Alois with Territorial Engineering was in attendance and explained that the property is approximately 23 acres. The request is to subdivide the property to create a 15-acre lot for Common Collabs, and the remaining acreage to be used for necessary easements and drainage. Drawings of the proposed subdivision were provided to the Commission. There were no questions or

comments from the public. President Strong questioned the drainage. Bob Alois stated that the City's drainage ordinance would be followed, and the property will be graded properly, and a pond will be dug to allow drainage. There were no other questions or comments. President Strong closed the hearing. Member Blue made a motion subdivide the property, and Member Allen Seconded the motion. Carried 7-0.

Order of the Knox Plan Commission: Mayor Estok explained a 1. Order of the Knox Planning Commission stating that the Amending Declaratory Resolution and the Original Plan, as amended, for the Original Area conform to the plan of development of the City and 2. The Amending Declaratory Resolution and the Original Plan, as amended, for the Original Area are in all respects approved. Member Byer made a motion to approve the Order and Member Kring seconded the motion. Carried 7-0.

Other Business: President Strong and Member Blue informed everyone that it was their last meeting on the Planning Commission. President Strong thanked everyone for their time and effort, including Mayor Estok. Member Blue stated that she enjoyed working with everyone over the years. Mayor Estok thanked both members for their service.

Member Kring made a motion to adjourn. Member Parker seconded the motion. Carried 7-0.

Kenny Pfof
Director/Secretary

ORDER OF THE KNOX PLAN COMMISSION DETERMINING THAT A RESOLUTION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE KNOX REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN AND APPROVING SAID RESOLUTION

WHEREAS, the Knox ("City") Redevelopment Commission ("Commission") adopted a declaratory resolution on October 30, 2015, as amended on May 6, 2019 (collectively, as amended, "Declaratory Resolution"), establishing and expanding the Knox Industrial Park Economic Development Area ("Original Area"), and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on November 23, 2015, as amended on June 3, 2019 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, a portion of the Original Area was within the jurisdiction of the Starke County ("County") Redevelopment Commission, as shown in the Area Resolution ("County Area") and is contiguous with the portion of the Original Area within the jurisdiction of the Commission;

WHEREAS, IC 36-7-25-4 authorizes the County and the Commission to jointly undertake economic development projects in contiguous areas;

WHEREAS, the Board of Commissioners of the County did on May 6, 2019 assign the County Area to the Commission for the purpose of economic development and the allocation of property tax proceeds and authorized the Commission to take all action in the Area that could be taken by a redevelopment commission in an allocation area under IC 36-7-25-4;

WHEREAS, the Area Resolution established and expanded an allocation area in accordance with IC 36-7-14-39 ("Original Allocation Area"), for the purpose of capturing property taxes generated from the incremental assessed value of real property located in the Original Allocation Area;

WHEREAS, on December 2, 2019, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to: (i) reduce the Original Allocation Area by removing the parcel identified on Exhibit A attached thereto and incorporated therein ("Parcel") from the Original Area and designating such Parcel as the new Common Collabs Allocation Area; (ii) designate Common Collabs, LLC and Tetelstai Holdings, LLC as a "designated taxpayers" for purposes of capturing increases in depreciable personal property assessed value in the Common Collabs Allocation Area; and (iii) add the construction of an estimated 50,000 to 150,000 square foot building outfitted with equipment, including but not limited to the purposes of beverage manufacturing, packaging and labeling, bottling,

shipping, wastewater pretreatment, ambient and cold storage facilities, equipment associated with a designated space for research and development of products, and equipment needed for associated office support facilities (collectively, "Project") in or physically connected to the Original Area to the list of projects in the Original Plan; and

WHEREAS, IC 36-7-14 and IC 36 7 25 and all acts supplemental and amendatory thereto require approval of the Amending Declaratory Resolution and the Original Plan by the Knox Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE KNOX PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the Original Plan, as amended, for the Original Area conform to the plan of development of the City.
2. The Amending Declaratory Resolution and the Original Plan, as amended, for the Original Area are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the Original Plan, as amended, with the permanent minutes of this meeting.

Passed by the Knox Plan Commission, this 3rd day of December, 2019.

KNOX PLAN COMMISSION



President

ATTEST:



Secretary