



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

**Meeting Minutes: November 8<sup>th</sup>, 2023**

Members Present: Brent VanNorman, Jim Jenkins, Sherry Cowen, Dave Metz, Todd Flagg, Ron Parker, John Wilson, Donald Kring

Members Not Present: Jeff Houston

Staff Present: Lonnie Boley, Justin Schramm

The November 8<sup>th</sup>, 2023 Planning Commission meeting was called to order at 6:00 p.m. by President Donald Kring. The Pledge of Allegiance and Roll Call was performed. Member John Wilson made a motion to approve October 3<sup>rd</sup>, 2023 minutes with member Van Norman with a second. Motion carried 8-0

Attorney Justin Schramm reviewed and agreed to the previously recorded document Notice of Exercise of Jurisdiction dated May 18<sup>th</sup>, 1977. Which overrides the previously approved Memorandum of Understanding.

Director Lonnie Boley spoke to the Planning Commission in reference to Property White Flyer and Regent split for a complete understanding. Then he said that all setbacks and zoning requirements were met. Member S. Cowen made a motion to approve the land split of the property. Member B. VanNorman seconded the motion. Motion carried 8-0.

President D. Kring opened up the Public Hearing. He asked L. Boley to explain why Mr. Black was here for this Public Hearing and to give everyone the zoning requirements. Explaining the request from Mr. Black to rezone his property at 703 East New York Street Knox, Indiana 46534.

Janel Zilinski who lives at 701 East New York Street spoke in reference to the 703 East New York Property. She said that she lives directly behind this address in question. She has many concerns such as junk vehicles are a nuisance to everyone. Will there be rodents moving into the area? Janel stated that the fence wasn't tall enough to cover what was behind the fence. That you can still see trucks, and other machinery back there. Also, fire hazards. With liquids leaking from vehicles this will be a fire hazard.

Rebecca Martin lives at 700 East New York Street. Rebecca stated that her concerns were in reference to mice and ground hogs. She also stated that they are a nuisance to her and everyone else.

Rick Martin spoke and stated that 20 years ago he was denied a variance for a garage.

T. Potthoff stated that Steve Hauser was denied the same thing that Mr. Black is asking for in 1989.

Steve Berndt spoke for his son Cain Berndt who lives across from 703 East New York Street. Steve stated that Cain works second shift and sleeps late. But was concerned about noise and if there was a fire from any oil or gas leakage. This was a big concern to him.

Mr. Black asked Steve if his son Cain was against the property being rezoned. Steve said that Cain was against the rezoning of 703 East New York Street.

Mr. Black had two supporters in the hearing in which neither one lived in or near the property 703 East New York Street.

President D. Kring closed the Public Hearing at 6:50 pm.

The Council then took a vote to rezone or not. The vote was 6 against the rezoning 2 for it.

The two include Todd Flagg and Brent VanNorman.

No new business.

No other business was brought before the Planning Commission.

No further Citizen comments.

No other discussion.

Member R. Parker made a motion to adjourn the meeting. Motion seconded by member J. Jenkins motion carried 8-0

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Sherry Cowen  
Secretary