January 24, 2019

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, January 24, 2019 at 7:30 p.m. in the Memorial Building at 112 E. High Street, Mount Vernon, OH.

The meeting was called to order by Chairperson Vic Turner. Darrel Severns, Secretary for the Commission, called the roll.

The following voting representatives were present:

Vic Turner  Brown Township  Tim Smith  Morris Township
Roger Yarman  College Township  Jim Hughes  Pleasant Township
Bob Elliott  Harrison Township  Lewis Canter  Wayne Township
Jason Rogers  Hilliar Township  John Jackson  Centerburg
Larry George  Jefferson Township  Jeff Furay  Danville
Kris Caldwell  Milford Township  Andy Fox  Fredericktown
Jerry Lamb  Miller Township  Larry D Grant  Martinsburg
David McMahon  Monroe Township  Richard Mavis  Mount Vernon
Paul Hunter  Morgan Township  William Pursel  Commissioner
Brian Frazier  Morris Township

Others present:
Darrel Severns  Knox RPC  Chad Sims*  Pleasant Township
Landon Magers  KCHD  Dave Smith*  Pleasant Township
Kyle Shackle  KCHD  Ashton Walls  Wayne Township Zoning Insp
Chuck Martin  Mt Vernon News  Sharon Gearheart  Knox RPC

*Alternate

A quorum was present with 19 voting representatives.

Approval of Minutes
Mr. Pursel moved to approve the November 2018 minutes as written. Mr. Hunter seconded the motion. A voice vote was taken with all aye votes. Motion carried.

Financial Report – Jason Rogers
Mr. Rogers presented the financial report for November 2018. The expenses were $2,277.85. Income for the month was $960.23. The month began with $100,424.03 and ended with $99,106.41

Mr. Yarman moved to approve the November 2018 financial report as written. Mr. Jackson seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Mr. Rogers presented the financial report for December 2018. The expenses were $19,454.25. Income for the month was $4,071.25. The month began with $99,106.41 and ended with $83,723.41

Mr. Yarman moved to approve the December 2018 financial report as written. Mr. Fox seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Old Business

Null
New Business

Executive Committee Report—Vic Turner
In the January 8th meeting, there was discussion about the program, menu for the orientation meeting, and the speaker. We discussed the nominations for the Executive Committee seats, and the need for nominations for Land Use Chair. Per Mr. Yarman, Mr. Steinmetz stated that he would accept a nomination for Land Use Chair. There will be a push to have a slate at least on the floor for the next meeting. In March we will have our vote for these Executive seats.

Secretary’s Report —Darrel Severns
In viewing the Financial Report, you can see we had a fairly good year. In 2018, we were busy with lot splits and storm water permits. Both were a little above the average of the last several years. Over the last several months, we have had quite a bit of action with Township Zoning Resolutions being revised, and some rezoning. There are still several Townships working on revisions.

There is a need to review and revise the Resolutions and keep them up to date with what is going on in your Townships. Look around at other townships and counties to see what is going on. Mr. McConville stated during the orientation about the need to review zoning information regarding bed-and-breakfasts and issues that may arise regarding zoning. You may want to contact his office to see what the best way would be to tackle this issue.

Ms. Gearheart has put together copies for several townships. If you are member of the Planning Commission, that is a benefit of membership, although we do have to charge a small per copy price for the zoning books. It averages around $4.00 per book. If you are in need of this service and are a member, let us know.

Another item Mr. McConville mentioned is the County website, and Regional Planning’s website. You can reach Regional Planning through the County’s website or go directly to the website at www.knoxregionalplanning.com and we are available to host township’s forms, applications, etc. that you want people to have access to. We can put it on your individual link through our website. Each township has a page through Regional Planning at no cost to you. Many people are utilizing the access of the internet now, as far as getting information and forms. If a township is not a member, we would have to do this at no charge due to the Ohio Revised Code that is mandated. There is a fee schedule for the services we offer.

Also, included was our year-end total for lot splits. You can see the third quarter was very active this past year. It has been pretty steady.

Land Use Committee —Darrel Severns

Miller Township Preliminary Plat Application
The applicant, Jarod Fodor and his brother-in-law Colin Wirrig, started the Major Subdivision process when they met with Mr. Severns to discuss their plans to split the 15 acre parcel at 3006 Weaver Rd. The 15 acre parcel was part of a minor subdivision, where the original tract (45-00051.000) was subdivided into 5 parcels in 2010 (four (4) splits with a remainder parcel).

In line with the Knox County Subdivision Regulations, the rules say that an original tract may only be split four (4) times with a remaining parcel, ending with a total of five (5) parcels. The plan is to split the 15 acre parcel into a 3.7 acre parcel buildable lot, with frontage on Weaver Road, and a 1.3 acre non-buildable parcel (to meet the 3-1 ratio) on the East side of the drainage ditch.

Per the subdivision rules, if it goes beyond the five parcel split, it becomes a major subdivision, and has to be administered under the major subdivision rules. The start of the process is to develop a Present Conditions Report for the parcel and area surrounding it. The applicant for the Preliminary Plat and subdivision developed the Present
Conditions Report and presented it to the Regional Planning office. The second step is for the county to have a Sketch Plan Review, which is a meeting of the Township, Health Department, County Engineer, Soil and Water District, and the Planning Commission to look at the sketch of what they want to do with the parcel. This is to evaluate their plan to see if there are any issues or if changes need to be made to the plan.

The Sketch Plan Review took place on January 17th. With the review of their plat, the plan needed no changes made. In the sketch, the plan showed a 3.7 acre buildable parcel and a 1.3 acre non-buildable parcel in the rear of the property. The drainage ditch is part of a conservation easement. This was required for the previous owners (Bruner Land Company) because it was not on the official floodplain map and the requirements for the subdivision states there is a ditch that is affecting a subdivision or lot split, it has to have a conservation easement placed on it. This easement is 50 feet wide and there is no building allowed within the 25 foot easement on either side of the drainage ditch.

The 1.3 acre parcel is landlocked. There will be language on the deed stating it can only be sold or transferred to an adjoining land owner. It is not all in one tract because it does not meet the Townships’ requirement of the 3-1 ratio, and this was a way to get around that requirement. A suggestion was made to have more road frontage, that way it would meet the 3-1 ration requirement and doing away with the landlocked parcel and make the back of the parcel narrower. Then to leave the 1.3 acres with the parent parcel.

Mr. Yarman moved to not accept the Land Use Committee’s recommendation to approve the proposed Preliminary Plat Application. Mr. Lamb seconded the motion. A roll call vote was taken with eight (17) ayes, two (2) abstentions. Motion carried.

Miller Township Preliminary Plat – Jim Hughes Motion to revise:

Mr. Hughes moved to alter the parcel to include more road frontage and include the landlocked parcel, or leave the landlocked parcel with the parent parcel. Mr. Jackson seconded the motion. A roll call vote was taken with all ayes. Motion carried.

Education and Outreach Committee – Darrel Severns
Null

Transportation Committee – Jim Hughes
Null

Commissioners – William Pursel
For those who have the authority to pass the resolution on the District Solid Waste, if you haven’t done so, please do. You should have received something from the District Solid Waste office. We need to have 50 percent or more of passing resolutions to plan. If we don’t do it on the county level it will go into the EPA’s hands and they make the resolution for us. March 1st is the deadline.

Knox County Health Department – Kyle Shackle
Null

Knox Soil and Water Report – Rob Clendening
We are still maintaining the agreement with the County for Mr. Severns’ salary for this year. This is done so we can leverage, a small extent, some matching state funds. The resource management work through the county is starting to pick up. We have one (1) request right now to do re-planning for one of the permitted swine facilities in the county. ODA permits the larger facilities. Those permits are for a fixed number of years. At the expiration, it has to be reviewed for their nutrient management and waste utilization plan. There is still a fair amount of confinement livestock development in the county. All the confinement swine and poultry facilities combined, stands at 99 in the county for the larger confinement barns in the county. There are two (2) swine facilities and one (1) poultry facility that are permitted, with the vast majority of these barns not permitted by ODA, and are kept below those permitted thresholds. There is
limited oversight on a lot of these facilities. Keep in mind, these facilities have to manage the waste. They have to manage the distribution of the manure and be able to spread it on their land or sell it. A normal amount of stockpile of manure is usually in the field where it is going to be spread for about eight (8) months. Spreading at this time of year, spread over frozen ground or snow, puts you at greater risk of runoff pollution. It is not prohibited in this part of Ohio, but puts you at greater risk of pollution and getting a complaint filed against you.

We are getting ready to set the date for the Annual Pancake Luncheon. The date should be firmed up next week. It will be one of the last two Fridays in March. The annual Knox County Soil and Water Conservation tree sale is going on.

**County, City and Village Reports**

**Centerburg – John Jackson**  
*Null*

**Danville – Jeff Furay**  
*Null*

**Fredericktown – Andy Fox**  
*Null*

**Gambier – Kirk Emmert**  
*Null*

**Mount Vernon – Mayor Richard Mavis**  
We are still developing and revising the Sandusky Street Corridor Plan and the downtown traffic patterns. We are working on getting the bicycle trail done (beneath the arch and the viaduct) and the city would maintain it. We will be doing a widening of Tilden and Belmont Streets, probably not until 2021. The new lights are in on Parrott Street.

**Speaker- No Speaker**  
*Null*

**Others from the floor**

**Orientation Dinner Motion – Paul Hunter**  
*Mr. Hunter moved to approve paying Ms. Gearheart a bonus of $225. Mr. Elliott seconded the motion. A voice vote was taken with all ayes. Motion carried.*

*Mr. Hunter moved to adjourn. Meeting adjourned at 8:45 p.m.*

The next meeting of the Knox County Regional Planning Commission will be February 21, 2019 in the Knox County Service Center 117 E. High St. Suite 161, Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,

Darrel Severns