

The Knox County Regional Planning Commission
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March 16, 2023

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, March 16, 2023 at 7:30 p.m. in the Knox County Services Center at 117 E. High St. Mount Vernon.

Chairman Roger Yarman called the meeting to order. Darrel Severns, Secretary for the Commission, called the roll.

The following voting representatives were present:

Joe Sellers	Berlin Township	Tim Smith	Morris Township
Steve Bratton	Brown Township	Curt Bechtel	Pike Township
Doug Beckley	Butler Township	Jim Hughes	Pleasant Township
Chodd Armfelt	Clay Township	Shelia Adams	Brinkhaven/Gann
Roger Yarman	College Township	Andy Fox	Fredericktown
Colby Clippinger	Hilliard Township	Ray Brewer	Fredericktown
Scott Dugan	Jackson Township	Leeman Kessler	Gambier
Marilyn Lowe	Liberty Township	Mike Hillier	Mount Vernon
Larry Schunke	Middlebury Township	Ahmad Takrauri	Mount Vernon
Kris Caldwell	Milford Township	Sibley Poland	Mount Vernon
David McMahon	Monroe Township	Teresa Bemiller	Knox Co Commissioner

Others present:

Darrel Severns	Knox RPC	James DeChant*	Berlin Township
Rob Clendening	Knox SWCD	Ed O'Connell*	College Township Alternate
Kyle Shackle	KPH	Peter Dickerson*	Milford Township
Landon Magers	KPH	Marta Hill	Guest - Liberty Twp

*Alternate

A quorum was present with 22 voting representatives.

Approval of Minutes – Roger Yarman

Mr. Bechtel moved to approve the February 2023 minutes. Ms. Adams seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Financial Report – Marilyn Lowe

M. Lowe presented the financial report for February 2023. The expenses were \$2,334.18. Income for the month was \$3,032.50. The month began with \$152,649.67 and ended with \$153,347.99.

Ms. Adams moved to approve the February 2023 financial report. Ms. Caldwell seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Old Business

Nominating Committee – Roger Yarman

Election of 2023 officers. Proposed slate of officers: Roger Yarman, Chairman; Matt Starr, Vice Chair; Marilyn Lowe, Treasurer; Mike Hillier, Land Use Chairman.

Mr. Bratton moved to close nominations. Ms. Adams seconded the motion. A voice vote was taken a unanimous aye vote. Motion carried.

Mr. Schunke moved to approve nominations. Mr. Bratton seconded the motion. A voice vote was taken a unanimous aye vote. Motion carried.

New Business

Executive Committee Report—Roger Yarman

Null

Secretary's Report —Darrel Severns

Mr. Severns has been attending some of the planning meetings for the Intel Impact project. There has been three meetings since the first of the year to fill us in on the data that has been collected on where the impacts are anticipated to be in Knox County. It has really brought some calmness to the whole issue by collecting this data.

The lot splits, since last year, have still been coming in hot-and-heavy. We are up to about 12 splits a month. The requirement for getting a soil evaluation done, for a lot split that is less than five acres, has slowed things down a bit. People are needing to get that done and the soil scientists are very busy. The fact they have to get that done because it is less than five acres, has made some impact on the rate of approval. The soil evaluation is a state requirement for onsite sewage treatment systems. This applies to lots that already have existing houses on them, it is required for an evaluation for a replacement system.

The new building sites in the unincorporated areas have been fairly slow the first couple of months. There is a lot going on inside Mount Vernon, but that's not been impacting the county office.

Land Use – Mike Hillier

Null

Social Improvement and Economic Development Committee – Darrel Severns

Mr. Severns stated that the committee did have a meeting, but he was unable to attend. Ms. Adams gave a summary of the meeting. The issues discussed were the areas that would impact the movement of social and economic development. Looking at social, Brinkhaven is so far out and on the very corner of the county and in a depressed area that needs a lot.

Education and Outreach Committee – Darrel Severns

The committee has not met yet. We do plan on making appointments to committees next month, so if you are interested in any of our standing committees, please let us know. At the orientation meeting in January, we talked about appointing every member to a committee and we will see if it will work.

Transportation Committee – Jim Hughes

Null

Knox County Commissioner – Teresa Bemiller

Adding to what Mr. Severns stated, the Commissioners and the Knox County Foundation put together funding for the Intel Growth Strategy. There are representatives from the city, the villages, and townships, and all are part of the steering committee. We are using a professional consultant to collect the data to show where we would most likely see the impact in Knox County. They are using the 15 to 30 minute areas, showing the southern part of the county, up to Mount Vernon and Fredericktown could see some of that impact. This will show what areas we would want to see the impacts for housing or any kind of development. We aren't looking at those first tier companies, but could see some second tier companies, especially at the former Siemen's campus. There are subcommittees working on workforce in particular. There is a big workforce report that has been done by Opportunity Knox, and a lot of manufacturers are involved and has been presented. Housing is another big thing as well. Everyone is looking at this and looking at where we want to see this in the county. The reason the Commissioners decided to fund part of this is so we could use some of this data for the Comprehensive Plan, which is coming up for revision. Mr. Severns is part of that spearhead committee, as well

as Cameron Keaton, County Engineer. We are trying our best to be prepared. We have met with the Licking County Commissioners who have stated it is pretty overwhelming for their cities.

Because of the housing issue, the Commissioners took \$200,000 of the ARPO money and last week we gave it to the District 5 Area Agency on Aging. The Land Bank owns a couple of properties on Norton Street. We committed \$200,000 for a project, through the agency, to house seniors and wrap around services. This will help revitalize the area and help to keep seniors in their homes longer. Ms. Bemiller is the Chair for the county Committee for the One Ohio Opioids settlement monies that are coming in for projects. We are part of region 18 and have been having meetings. We will be able to present projects and will be having a community partnering meeting coming up the beginning of April to talk about this. The money will be coming into a statewide foundation and funnel down through the regions. We are in a region with seven other counties, so hopefully we can get some projects that will either continue or new projects to help with our drug issues here in Knox County.

Ms. Bemiller has had conversations with Mr. Keaton, and has mentioned to Mr. Severns that the Commissioners would like to look at our subdivision regulations as we look at new development. We would like to look at reviewing those and revising those. It starts with Regional Planning and eventually gets approved by the Commissioners. Mr. Keaton feels there are some items that need to be looked at in those to make sure we are answering all the questions that we might have as developments come in from outside.

Knox Public Health – Kyle Shackle

There is a small packet out in hallway that is the ODOT township sign grant application for 2023. There is also a list that shows the townships that are eligible for this grant and is up to \$50,000. This came from Amy Ruhl at the Knox Public Health (KPH). If you have questions about the application, call Ms. Ruhl at KPH extension 2274.

Knox Soil and Water Report – Rob Clendening

March 17, 2023 at 12:00 is the Annual Pancake Luncheon will be held in the lower level at the Memorial Building. Call the office to RSVP.

County, City and Village Reports

Brinkhaven/Gann – Shelia Adams

Null

Centerburg – Greg Myers

Null

Danville – Deb Ridgeway

Null

Fredericktown – Ray Brewer

Still working on the street scape and trying to get that going.

Gambier – Leeman Kessler

Gambier is going to have a major review of the proposed new zoning code this Saturday afternoon at 1:00 p.m. and hopefully the final vote will be the first Monday of April in council. The big question mark is what the rule will be for short term rental units in the village and will likely be very lively.

Martinsburg – Robert Collins

Null

Mount Vernon – Mike Hillier

Mount Vernon City Council did approve the PND Comprehensive Development Plan as submitted by Highland Real Estate and approved by the Mount Vernon Municipal Planning Commission for P/N 66-00501.000 on Newark Road. It is located across from the bottled gas company on Newark Road. It is land owned by Mark Ramser. It will be approximately 490 single family apartments, townhouses which can now move forward. Rockford Homes is going to be moving dirt as soon as the weather permits for the development behind the Health Department on Upper Gilchrist and State Route 36 for about the same number of doors. There has been some controversy about the development on State Route 13. It did pass Council, so it is going forward. Ohio Real Estate did agree to do some of the things that neighbors were wanting, such as two left turn lanes on State Route 13, plus buffers between the houses that are already there on the south side, and also some fencing between the Sperry farm and the housing development.

Speaker – Rob Clendening, District Administrator, Knox Soil & Water Conservation District

The talk tonight will be on manure and is more applicable to RPC members who are in townships that work more with rural landowners and dealing with issues regarding manure stockpile placement and application. Right where the City of Mount Vernon stops, the country starts. There has been more than one occasion where there has been conflict, where the realities of agriculture production in the country don't align with the sensibilities of the people in the city. Right now, if you drive around Knox County, you will see a lot of manure stockpiles. In Centerburg, Hilliar Township areas, we have seen that for years because of the proximity of Croton Egg Farm. You will see a lot manure stockpile coming out of the egg farm and has been spread in mostly Hilliar and Milford Townships. But now, we have all these broiler production farms around Knox County, and the majority of those have three barns together, those are permitted through the Ohio Department of Agriculture (ODA) because of the number of birds that are growing in the barns. In some instances, those farmers that have those facilities, have adequate land available to utilize all the manure that is produced in that facility. A fair number of them are marketing the manure out to other neighborhood farmers for fertilizer for crop production.

The issues that always comes up about manure stockpiles is setbacks, how far away does it have to be from a streams, and how far does it have to be from neighboring residences? The thing that generates a complaint call, most often, is it's too close to my house and it stinks. No one can do anything about the smell. But, if it happens to be too close to a house, then that becomes an issue. The ODA rules, right now, for manure applications and stockpiling areas:

- Sink holes is a karst or limestone geology issue.
- Surface waters of the state is 300 feet; the stockpiles have to be 300 feet from surface waters of the state. Surface waters of the state is a pretty broad definition, it is any accumulation of water, especially where those accumulated waters connect to lakes, rivers, streams, creeks, road ditch, and a private pond, etc.
- Wells; stockpiles need to be 300 feet from residential wells in the country
- Soils greater than 3 feet to bedrock; keep stockpiles on soils greater than 3 feet to bedrock due to water infiltration in shallow areas can end up in wells, springs, streams, etc.
- Public service drinking water intake 1,500 feet; so that does not mean the City of Mount Vernon, Fredericktown, or Danville's wells. That's a service water intake, so think Cincinnati, Cleveland, or Columbus that is using a surface water intake for their public drinking water supply. Stockpiles would have to be 1,500 feet from the surface water.
- Stockpiles need to be 300 feet from a spring; developed or undeveloped springs that are used for drinking water or for livestock.
- Floodplains and floodways DO NOT stockpile.
- Stockpiles should be on land with less than 6 percent slope, due to rainfall run off.
- Stockpiles for field surface furrows to be 300 feet; grass waterways or drainage ways located in fields.
- Stockpiles for residence structures should be 500 feet from the physical structure. (This is the one that KSWCD/Township Trustees will get the most calls.) The residence that would be exempt would be

something that the farm operator owns. This is not only enforceable on permitted facilities, but the same guidelines apply to non-permitted facilities. Except those non-permitted facilities, the enforcement goes through KSWCD. In terms with permitted facilities, with ODA this is a hard fast rule with no exception. On non-permitted facilities, they are recommended best management practices. There is a potential for a fine to the producer. If an issue is found, ODA make them move the stockpile. KSWCD may ask the producer to cover the stockpile, if it is not too large, to keep water infiltration through it, and get it spread as soon as possible.

This is Ohio Revised Codes (ORC) that governs manure stockpiles from livestock production. KSWCD provides planning assistance in Knox County for manure management plans for livestock operations, which is what many other county conservation districts do not do. KSWCD stays in touch with ODA and many times, if they don't have an inspector handy, they may call and ask for us to check on an issue. If it is an issue, ODA will follow up on it with whoever placed the stockpile.

What does it look like, countywide, if soils that are over 6 percent slope, all of the floodplains and floodways, all of the soils that are shallow to bedrock, and assume that within 300 feet of every road ditch, and every residence was taken out? When you take out all those criteria, this would leave what was suitable for stockpile locations in Knox County. The brown areas on the map are considered suitable for stockpiling. The map shown was two years old, so there are more houses now which would change some of the criteria. There is always conflict between residential and agriculture when they are in close proximity. There may be no way to avoid this conflict with livestock production and manure management.

The ODA will not permit you to do manure disposal on surface application in winter when there is snow or frozen ground unless there are really dire circumstances. It is a permission only thing for permitted facilities. Surface application for permitted facilities with frequently flooded soils or in floodplain is supposed to be incorporated. There are copies of this information available.

Others from the floor

Null

Mr. Fox moved to adjourn. Meeting adjourned at 8:10 p.m.

The next meeting of the Knox County Regional Planning Commission will be April 20, in the Knox County Service Center 117 E. High St., Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,



Darrel Severns