

The Knox County Regional Planning Commission
117 East High Street, Suite 221
Mount Vernon, OH 43050
Phone—740-393-6718 Fax—740-393-6705
knoxplanning@co.knox.oh.us

January 18, 2024

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, January 18, 2024 at 7:30 p.m. in the Knox County Memorial Building, 112 E. High St., Downstairs, 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:

James DeChant*	Berlin Township	David McMahon	Monroe Township
Steve Bratton	Brown Township	Alan Doup	Morgan Township
Christa Ciotola	Butler Township	Curt Bechtel	Pike Township
Chodd Armfelt	Clay Township	Darryl Frazier	Union Township
Roger Yarman	College Township	Matt Ashcraft*	Wayne Township
Colby Clippinger	Hilliar Township	Ray Brewer	Fredericktown
Monica Severns	Jefferson Township	Elizabeth Bonaudi	Gambier
Marta Hill	Liberty Township	Robert Collins	Martinsburg
Larry Schunk	Middlebury Township	Amber Keener	Mount Vernon
Kris Caldwell	Milford Township	Thom Collier	Commissioner

Others present:

Darrel Severns	Knox RPC	Daniel Hardwick	Guest: Centerburg
Rob Clendening	KSWCD	Sheila Adams	Guest: Brinkhaven
Cheryl Splain	Knox Pages	Joe Fritz*	Brown Township
Jeff Gottke	ADF	Roxanna Reiheld*	Jefferson Township
Scott Zimmerman	KC Commissioner Candidate	Peter Dickerson*	Milford Township
Kyle Shackle	KPH	Dave Marietta*	Monroe Township
Landon Majors	KPH		

**Alternate*

A quorum was present with 20 voting representatives.

Approval of Minutes – Roger Yarman

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

Financial Report – Roger Yarman

Mr. Yarman presented the financial report for December 2023. The expenses were \$3,135.62. Income for the month was \$9,911.00. The month began with \$124,286.75 and ended with \$131,062.13.

Mr. D. Frazier moved to approve the December 2023 financial report. Ms. Keener seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Old Business

Null

New Business

Executive Committee Report—Roger Yarman

Null

Secretary's Report —Darrel Severns

Thank you to everyone who joined us before this meeting for a meal and discussion of the duties and responsibilities of a planning commission representative or alternate. Also, thank you to Chip McConville for providing interesting and useful information on recent ballot issues and legislation.

Land Use – Roger Yarman

The Land Use Committee met on Tuesday, January 16, 2024 to review and discuss the Preliminary Plat submission for Table Rock Estates Development on Wilson Road in Hilliar Township.

Table Rock Estates Preliminary Plat Variance – Roger Yarman, Darrel Severns, Jeff Hackett

The discussion we had went over the issues that needed to be addressed were: the reference to Delaware County Standards and it should have read Knox County Standards; a bold line demarking the extent of the development needs to be reversed to show just the development acreage and not the entire parcel; a unique roadway design with three (3) cul-de-sacs and was discussed that normally a roadway in a subdivision is a 600 feet with a cul-de-sac at the end of it. This roadway is 1,800 feet and his design shows two (2) cul-de-sacs at every 600 feet before you get to the end of the roadway where there is another cul-de-sac. This is to relieve turnarounds in driveways, and to slow traffic flow. Mr. Hackett has asked for a variance.

Mr. Hackett stated that the two roundabouts (2 cul-de-sacs) promote the continuity of traffic. The roundabouts serve as intersections. In lots of other counties, they are adopting them as intersections. By the design, it provides convenience, is visually ascetically nice, and will slow traffic down. Mr. Keaton had brought up the length of the roadway as an issue and the thought we had was to design these roundabouts (cul-de-sacs) every 600 feet, that it would meet that criteria while trying to meet all the requirements that are in the subdivision code. The first 600 feet includes Mr. Hackett's residence on the one side of the roadway and the golf course is on the left. The other 1,200 feet constitutes the two acre lots with 150 feet of frontage. All the lots are a minimum of two acres with several lots being larger. All the ponds are on individual lots, so no one is sharing a pond. This is the best version created to meet all the requirements.

The Land Use Committee recommended RPC to approve the Preliminary Plat contingent on resolution of the noted items and the roadway issue with the issuance of a variance or other viable remedy.

Mr. Collier moved to accept the recommendation of the Land Use Committee and approve the Table Rock Estates Preliminary Plan with conditions noted. Mr. McMahon seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Discussion on Variance: Mr. Collier stated that there is some discrepancy in the county handbook, regulations/codes, into how this variance as to who does it go to and who gets to make the decision. Mr. Severns sought legal counsel regarding this issue for RPC and the Commissioners sought advice from their legal counsel, the County Prosecutor, Mr. Chip McConville. Mr. McConville stated the safest and best way at this point was to have both entities vote on the issue. The Commissioners passed a resolution approving the variance based on the County Engineer's recommendation and in talking to the owners (see attached resolution). It now comes before RPC for a vote. The road will be a private road, but put in per county standards, in the event there was to be a petition to make it a public road and the county were to take over and maintaining it in the future. The subdivision regulations state that you can put in a private road, but it has to be done with the county specifications. The county does inspect the road as it is being built. That will be the responsibility of the County Engineer's office.

A question was brought up by Mr. Gottke about the subdivision regulations and there being only one entrance and exit versus two. Mr. Collier stated it does in that if there is no other entrance or exit, that there be a cul-de-sac that is big enough for a truck or fire truck to turn around at the end of it. That is where the 600 feet comes in. They have to have intersections at 600 feet or cul-de-sacs which are like intersections. Mr. Severns stated there are a couple of

different options in the subdivision regulations for that turnaround. It could be just a “T” ending where you have room to pull in and back out, but most desirable is the cul-de-sac.

The lots are big enough for individual onsite sewage treatment systems and they are being designed by a third party. Each one of the lots has been evaluated for soil and reports have been looked at by the KPH. Mr. Shackle stated that this is all part of the Plat Review. Each lot has been evaluated for primary and secondary septic systems. Mr. Shackle stated that if Centerburg lifts that ordinance and they say that it is accessible and they will branch out, and you have not installed the systems, you will be required to tie into the sanitary system. If later on down the road in a few years, if someone’s system failed and Centerburg had lifted their ordinance, they may be required to tie into Centerburg’s system. Mr. Shackle stated that the ordinance was on their docket last meeting to talk about.

Mr. Collier moved to accept the recommendation of the Land Use Committee and approve the Table Rock Estates Variance for the maximum length of roadway. Mr. McMahon seconded the motion. A roll call vote was taken with 17 aye votes and 2 no votes. Motion carried.

Social Improvement and Economic Development Committee – Amber Keener

Ms. Keener gave a reminder this evening that the community leaders will be receiving their information on the Community Health Assessment. It will be coming through Knox Public Health (KPH). It is very important to make sure we get involved with it.

Education and Outreach Committee – Darrel Severns

Tonight was the Orientation dinner and program.

Transportation Committee – Jim Hughes

Null

Nomination Committee – Thom Collier

The committee did meet. Some members of the committee are Matt Starr, Thom Collier, and Elizabeth Bonaudi. Roger Yarman, our Chairman, has agreed to continue; Vice Chair is Matt Starr; Treasurer nominee is Amber Keener; and Secretary is Darrel Severns. We had inquired with a couple of people about the Land Use Committee Chair and we were unable to fill that before tonight’s meeting, and are open to volunteers. Social Improvement and Economic Development Committee: Matt Starr agreed to be Chairman again. We are taking nominations for the Transportation Committee. The Chair for the Storm Water Advisory Committee is typically the County Engineer, Cameron Keeton. We are taking nominations for the Education Committee. The Transportation, Education and Land Use committees all still need Chairs. The slate of officers will be presented again at the next meeting and the actual vote will be the first order of business at the March meeting. Appointment to membership in the committees takes place in April.

Knox County Commissioner – Thom Collier

We did pass the 2024 General Fund Budget and the Non-General Fund Budget. The General Fund Budget is approximately \$25,000,000. The Non-General Fund Budget is approaching \$100,000,000. The Non-General Fund includes other things like DD, Library, Health, those funds that we don’t have say over. It is a balanced budget other than the first year it is knowingly about \$900,000 short. That is because the levy not passing for Childrens Services and the Commissioners have had to put in near \$1,000,000 into it. We know that, but we have enough in reserves to cover that negative balance, as there is a fair amount in reserves. We have been continuing to improve properties over the last seven years. We have invested about \$15,000,000 in asset approved improvements, making up for many years of neglect and delayed maintenance. You can see the work on the clock tower at the courthouse, hoping it will be completed in the spring. The next big project is the replacement of close to 300 windows in the Service Center building. The windows have been in since the building was renovated around 1994.

Knox Public Health – Kyle Shackle

The Strang Glass building renovations should be completed at the end of this month or early next month. This will be where all KPH providers will be going. The next phase of the project will include a couple of houses that need to be torn down and parking lots put in. This is the primary goal for 2024.

In 2023 KPH issued 154 sewage permits and almost 140 well permits.

Knox Area Development (ADF) – Jeff Gottke

Mr. Gottke attended an event last week that was about the forecast 2024 for housing, economic development folks. Thought you might want to know what they are thinking about in terms of housing and manufacturing growth. In terms of the company that shall not be named, across the Licking County line. Most of the land transfers around there have been either unrelated to that company in general, or speculators buying land. We haven't seen the suppliers start moving into the area. That will possibly happen once the facility starts to go vertical. They are still doing a lot of foundation work. They are still on track in terms of construction. We should see suppliers and more related companies in the next year or so.

Housing and probably Tier 2 (companies that make items for the company) we will see that impact here, to what extent he is not sure. On the housing front, the Columbus region (which includes Knox), needs to build 19,000 units annually to keep up with the current demand. It is currently building 12,000 units. That is a pretty big shortage of housing across the Columbus region. The potential there is to have some real economic impact, in terms of finding workforce, companies looking elsewhere or laying off. We talk a lot about the problems that come with growth and more housing and those are real, and we should be concerned about them. There are also a whole lot of problems that are sometimes harder to solve that come from areas that are shrinking. One is not always better than the other.

On the manufacturing front, One Columbus (which is the 11 county version of ADF) about 60 percent of the companies they are actively talking with, to located here in the region are manufacturing companies. That is almost double what it was last year. We see a slowdown in manufacturing, but not here in Columbus. Some of the manufacturers are realizing is that we are good at manufacturing. We are seeing them move into the region more. In particular in the following areas: life sciences (bio, pharmaceuticals, supplements, health and beauty), electric vehicles, and food processing (new to the region). What is slowing down is office, and logistics, like the large distribution centers. There is still a pretty good demand for that with Columbus, Ohio is within a ten (10) hour drive of 60 percent of the population of the United States and Canada. This makes it good for logistics, but that is starting to slow down a bit. The data centers are really starting to slow down. It is a good thing because of the obscene amount of power and water that data centers consume. They are great for property taxes but obnoxious abusers of utilities. They don't have a ton of jobs, but they tend to be high paying jobs.

Here in Knox County, there is no pressing demand, there is no large scale housing on Mr. Gottke's radar. He is interested in your respective areas, if you are aware of any large land transfers, like 30-50 acres or more. He tries to keep track of that through the real estate transactions but doesn't always get them all. Please let him know if you do.

Knox Soil and Water Report – Rob Clendening

Keep an eye out, we will be scheduling the elected officials luncheon here towards the end of March. KSWCD will be working on scheduling for that next week. We will get notices out, invitations for everybody. It's a good networking opportunity.

County, City and Village Reports

Brinkhaven/Gann – Sheila Adams

Null

Bladensburg –

Null

Centerburg – Daniel Hardwick

Centerburg did not rejoin this year. Mr. Hardwick was the only vote in favor of joining the RPC. We may join later in the year if it is allowed.

Danville – Jeff Furay

Null

Fredericktown – Ray Brewer

Pretty quiet, we are just waiting for the streetscape project to begin in March.

Gambier – Elizabeth Bonaudi

The round-about is happening and will start in June.

Martinsburg – Robert Collins

Null

Mount Vernon – Amber Keener

We have our draft of the new zoning for Mount Vernon planning and building code, coming soon. It is being rewritten. It will be coming up in February or March. There will be public meetings.

Speaker – None

Null

Others from the floor

Null

Mr. Collier moved to adjourn. The meeting was adjourned at 8:07 p.m.

The next meeting of the Knox County Regional Planning Commission will be February 15, 2024, in the Knox County Service Center 117 E. High St., Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,



Darrel Severns

Attachment:

[https://www.knoxpages.com/2024/01/20/table-rock-estates-phase-2-gets-green-light-from-rpc/Certified Resolution 2024-72 Approve Variance Request from Jeffrey Hackett of Country Homes LLC for Table Rock Estates 01.18.2024.pdf](https://www.knoxpages.com/2024/01/20/table-rock-estates-phase-2-gets-green-light-from-rpc/Certified%20Resolution%202024-72%20Approve%20Variance%20Request%20from%20Jeffrey%20Hackett%20of%20Country%20Homes%20LLC%20for%20Table%20Rock%20Estates%2001.18.2024.pdf)