

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

July 18, 2025

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, July 18, 2025 at 7:30 p.m. in the Knox Services building, 117 E. High St., Mount Vernon.

Vice chairman Steve Bratton called the meeting to order. Darrel Severns, Secretary for the Commission, called the roll.

The following voting representatives were present:

James DeChant	Berlin Township	Brayden Freeman*	Pike Township
Steve Bratton	Brown Township	Dave Smith*	Pleasant Township
Joe Fritz	Brown Township	Ashton Walls	Wayne Township
Roger Yarman	College Township	Andy Fox	Fredericktown
Greg Lawson	Howard Township	Ray Brewer	Fredericktown
Monica Severns	Jefferson Township	Elizabeth Bonaudi	Gambier
Marta Hill	Liberty Township	Robert Collins	Martinsburg
Dave Marietta	Monroe Township	Barry Lester	Commissioner
Tim Smith	Morris Township		

Others present:

Darrel Severns	Knox RPC	Daniel Hardwick	Centerburg Council
Rob Clendening	KSWCD	Cheryl Splain	Knox Pages

**Alternate*

A quorum was present with 17 voting representatives.

Approval of Minutes – Roger Yarman

Mr. Fox moved to approve the May 2025 minutes. Ms. Bonaudi seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Financial Report – Marta Hill

Ms. Hill presented the Financial Report for May 2025. The expenses were \$3,413.03. Income for the month was \$729.19. The month began with \$111,143.46 and ended with \$108,459.62.

Ms. Hill presented the Financial Report for June 2025. The expenses were \$2,405.57. Income for the month was \$520.00. The month began with \$108,459.62 and ended with \$106,574.05.

Mr. Bratton moved to approve the May and June 2025 financial report as presented. Mr. Lawson seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Old Business

Subdivision Contract Approval – Darrel Severns

We discussed earlier in May about updating the Subdivision Regulations. We had discussed this with Wendy Moeller with Compass Point Planning, who has done several of the Townships' Resolutions and she is willing to do it. She has a contract for us. Once she gets her opinion together on what we need to do and we will negotiate from there. She gave us a price of \$135 per hour, not to exceed \$8,100. Consensus from the people we talked about that it was a pretty good price. We just received back correspondence from her today and she lined out some things that

she saw from what we gave her and what she thinks we ought to do. It's not real in-depth stuff, reorganizing, adding, and taking out things here and there. It doesn't seem to be a major project. We do need to vote on whether or not to accept her contract, so we can start moving forward on it. We told her we would like it done before the end of the year. She is planning on being at some meetings for face-to-face discussions. To start out, it will probably be with Mr. Keaton and Mr. Severns to tweak things she has for it. It would probably go from there to the Land Use Committee, and then the whole adoption process with public hearings and everything. Seeing the resolutions for the townships come through RPC had spurred us forward to ask her about this.

Mr. Bratton moved to approve/accept the contract with Compass Point Planning. Mr. Marietta seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

New Business

Executive Committee Report – Darrel Severns

Null

Secretary's Report —Darrel Severns

Mr. Severns had been alone in the office the past week because secretary, Ms. Gearheart has been out on sick leave with her sick parents in Kentucky. He has been busy with office work but was able to get out today and get caught up on storm water permits. It has been slow but steady.

Land Use – Steve Bratton

The committee met Tuesday with one item on the agenda, Morris Township Rezoning Application. for P/N 53-00201.001.

Morris Township Rezoning Application

Morris Township Rezoning Application. for P/N 53-00201.001, 0 Cassell Road owned by Robert and Jessica Hunt for a 2.25 acre parcel. It is currently zoned as AG (agriculture/residential) with current use as none. They would like to rezone to B-1 (general business) for retail for a gun store. There is a Conditional Use Permit (CUP) usage for Commercial directly across from this property and the other sides are AG. Miller Electric is to the west of the property. Wayne Township is to the west of the property. In the Comprehensive Plan this area is designated for development. Morris Township did not have a designated area for development, but this area is right along that corridor. There is another B-1 that is the hardware store and tile manufacturing business south of this parcel. This parcel is just south of Fredericktown, near the intersection of State Route 13 and Cassell Road.

The Land Use Committee's recommendation was to recommend approval of the rezoning from AG to B-1.

Mr. Fritz moved to recommend for approval of the Land Use Committee's recommendation. Ms. Hill seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Social Improvement and Economic Development Committee – Shelia Adams

Null

Education and Outreach Committee – Darrel Severns

Null

Transportation Committee

Null

Knox County Commissioner – Barry Lester

Null

Knox Public Health – Landon Magers

Null

Knox Area Development (ADF) – Jeff Gottke

Null

Knox Soil and Water Report – Rob Clendening

We starting construction on some USDA modification practices. If you are in the Hilliar Township area, we are going to be doing some work on Ralphie's Ditch, which is one of the county ditches. We will be doing some reshaping, rebuilding, and a little dredging. Validation on H2Ohio projects that we did plans for over the winter. State budget news, it looks like matching funds to SWCD statewide from the state will likely be like we had last year.

County, City and Village Reports

Brinkhaven/Gann – Sheila Adams

Null

Centerburg – Daniel Hardwick

We are waiting on legislation to legalize chickens inside the village on residential properties, which we don't have currently.

Danville – Jeff Furay

Null

Fredericktown – Ray Brewer

Null

Gambier – Leeman Kessler

Null

Martinsburg – Robert Collins

The waterline to the village is being updated so when there is a break, they will still have service.

Speaker – None

Null

Others from the floor

Null

Ms. Hill moved to adjourn. The meeting was adjourned at 7:50 p.m.

The next meeting of the Knox County Regional Planning Commission will be August 21, 2025, in the Knox County Service Center 117 E. High St., Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,



Darrel Severns
Executive Secretary

Attachments: