

The Knox County Regional Planning Commission
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February 19, 2026

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, February 19, 2026 at 7:30 p.m. in the Knox County Service Center 117 E. High St., Suite 161, Mount Vernon, OH.

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	Dave Marietta	Monroe Township
Steve Bratton	Brown Township	Brian Frazier	Morris Township
Joe Fritz	Brown Township	Tim Smith	Morris Township
Roger Yarman	College Township	Brayden Freeman	Pike Township
Bob Elliott	Harrison Township	Darryl Frazier	Union Township
Jason Rogers*	Hilliar Township	Juston Streby	Wayne Township
Greg Lawson*	Howard Township	Ray Brewer	Fredericktown
Monica Severns	Jefferson Township	Andy Fox	Fredericktown
Marta Hill	Liberty Township	Elizabeth Bonaudi	Gambier
Kris Caldwell	Milford Township	Barry Lester	Commissioner
Chase Cochran	Milford Township		

Others present:

Darrel Severns	Knox RPC	Cheryl Splain	Knox Pages
Rob Clendening	KSWCD	Ed O'Connell*	College Township
Kyle Shackle	KPH	Rob Jamieson	Guest: College
Mark Dumbaugh	Guest: Wayne Township	Lee Meyers*	Danville

**Alternate*

A quorum was present with 21 voting representatives.

Approval of Minutes – Roger Yarman

Mr. Freeman moved to approve the January 2026 minutes. Mr. Fox 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 January 2026. The expenses were \$21,415.46. Income for the month was \$6,651.85. The month began with \$103,810.10 and ended with \$89,046.49.

Mr. Freeman moved to approve the January 2026 financial report as presented. 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 – Roger Yarman

Null

Secretary's Report —Darrel Severns

Mr. Severns stated we did receive a portion of Subdivision Regulations update revisions and the Land Use Committee has started looking at those. We have six (6) articles of the revisions. We will have more discussion on this in the Land Use meeting. It is in our hands now and we can start working on it. Mr. Keaton, County Engineer, has a good section of it that he needs to put together for design standards and things like that. We will be pushing him to get that done. We do have a meeting scheduled in a couple of weeks with Ms. Moeller and Mr. Keaton, so we can discuss some other things that need to be considered. Land Use will be going through everything, and we are moving forward, but do not know when we will be bringing it to the full RPC. We will then have to have a couple of public hearings on our end, then present it to the County Commissioners. The Commissioners will then have to have a couple of hearings on their end before their vote. There will be plenty of time for public feedback. We just have a partial of the regulations at this time. It is going to take a bit to get through all of it. It will be done mostly through the RPC meetings until we have the public meetings. This is considered a public meeting, so if anyone has anything to add, it can be brought to a Committee meeting.

We have the March 1st deadline for the RPC Membership Resolutions and dues. We have the majority of them collected. We have the dues but are still missing resolutions from Danville and Hilliar. The ones we know that are not going to sign up are Clinton Township, Centerburg and Mount Vernon. We appreciate all the ones that have joined. We have a big responsibility in getting the Subdivision Regulations Revision completed.

Nominating Committee – Steve Bratton

Steve Bratton, Greg Lawson, and Monica Severns are on the Nominating Committee for 2026. We do have a slate of officers for the 2026 year. There is a handout. We will take nominations from the floor. The following people have volunteered; Steve Bratton, Brown Township - RPC Chairman; Jason Rogers, Hilliar Township – RPC Vice Chairman; Marta Hill, Liberty Township – Treasurer; Steve Bratton, Brown Township - *Land Use Chairman (*this office is elected but not part of the Executive Committee and was nominated at this past Land Use Committee meeting). If anyone is interested in nominating someone or volunteering, we will be voting on these at the March RPC meeting.

Land Use – Steve Bratton

Everyone should have the Land Use Report handout. We met Tuesday, February 17th and have two (2) items of business.

Wayne Township Resolution Revision – Steve Bratton and Mark Dumbaugh

Mr. Mark Dumbaugh is here and is the Zoning Chair for Wayne Township if you have any questions regarding any of the updates that are on that list. There were some good suggestions from the Land Use Committee meeting on Tuesday. The main objective is updating the resolution from May 2018 for the Home Occupation section. The Conditional Use, changing the percentage from of 25 percent to 100 percent of accessory building usage. If we have a Home Occupation and a business, it requires the owner of the business to live on the premises in a dwelling. If they have a business there, they can use 100 percent of an additional building for the business. We found the 25 percent too restrictive for our township. There were some changes to the resolution, and some were changes for typos and grammar.

The Land Use Committee's recommendation was to recommend approval of the Wayne Township Zoning Resolution Revisions with changes as noted.

Mr. Fritz moved to approve the Wayne Township's Zoning Resolution Update as presented. Mr. Frazier seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Subdivision Regulation Revision – Steve Bratton

We are about 60 plus pages into the revision with six (6) of the eight (8) articles and there will be definitions at the end. We are working back through that with the goal of getting it completed by midsummer. We have been struggling to get with Ms. Moeller and some of the legwork that the County Engineer is going to have to put into it.

In Article 2 there is no mention of the authority of Townships and in Article 3 there is no mention of the Township regulation or approval process in the draft. We talked about this the other night, with the County Engineer, that went to the Prosecutor and the Prosecutor basically said we do not need to have the Townships to agree to it. We are not saying it is right or wrong. There was one case where one of the Township Trustees did not approve and the Prosecutor said they didn't need to. That was actually for the plat for the Subdivision down on Wilson Road at the golf course. If anyone wants to see where we are, they can get with either Mr. Bratton or Mr. Severns and we can get them a copy of the draft. If anyone has any suggestions, feel free to contact us. If anyone wants to come and listen in on these Land Use meetings, they are welcome to come. There will be two public hearings before RPC approves it and two more public hearings for the County Commissioners. Most of this work is going to be done with Mr. Severns, the County Engineer, Mr. Keaton, and Ms. Moeller. The Land Use Committee is reading over it and making suggestions and guide the process. If you are not on the committee, you are welcome to be there, but it is not a public hearing. That is where we have to have control of it, because as soon as we start taking comments from people that are not on the committee, then we lose control of the whole process. The goal of Ms. Moeller, Mr. Keaton and Mr. Severns is to get it into a format, into a situation where it will be a user friendly document. Ms. Moeller is doing most of the legwork on that. We will continue to update you on the progress.

We are looking for a chairman.

Social Improvement and Economic Development Committee – Darrel Severns

Most of the people that were on this committee were from Mount Vernon who are no longer part of the RPC. Matt Starr, Chairman, was the one who instigated it. It is a combination of the Economic Development and Social Improvement Committees that are in the bylaws, and we combine them. Shelia Adams, Brinkhaven, was another person on the committee. If there is interest in reviving this committee, put your hand up and take it over.

Education and Outreach Committee – Darrel Severns

We are still working on speakers for this year. We do not have one for tonight. We have one for April. If anyone has a suggestion for a speaker that you would like to hear, an entertainer or educator, let us know. Ms. Gearheart is working on getting someone knowledgeable about edible mushroom hunting.

Transportation Committee – Jim Hughes

Null

Knox County Commissioner – Barry Lester

Modern Builders did receive the bid to build the new Transit building and will start in the next 30-45 days of the actual construction. The demo and everything else have already been done. As the Commissioner member of RPC, I would graciously request that attendance report be done quarterly. He thinks it is imperative as he reports to the Board of Commissioners as to who is attending and who is not. He would like to bring the motion in front of this committee to change the meeting time for RPC from 7:30 p.m. to 7:00 p.m.

Mr. Lester moved to pass the RPC meeting time change to motion to Bylaw Committee. Mr. Smith seconded the motion. A voice vote was taken with 19 aye votes and 1 no vote. Motion carried.

Discussion: Howard Township's meetings are on the same night as the RPC meeting. Mr. Lawson stated it would be hit and miss for his attendance. Mr. Severns asked if they could send someone else. The time is set up in the bylaws so the we will have to have Bylaw Committee bring it as a recommendation, even though the motion has to be made to do it. We need to formally adopt it through that process. Who ever is elected as Vice Chairman of the RPC is automatically Chairman of the Bylaw Committee. What we need to do is get five (5) of you to sign the proposal for the Bylaw Committee to get a consensus and come up with what you want to do for that change of time or even change of day. The Bylaw Committee can get together, make recommendation, bring it to the RPC and we can vote on it (See attached).

Knox Public Health – Kyle Shackle

It's been pretty slow as far as building goes.

Knox Area Development (ADF) – Sam Filkins

Null

Knox Soil and Water Report – Rob Clendening

Over the last couple of years, we have talked the State of Ohio H2Ohio Program. We have contract extension offers that are going out to the participants that are in Knox County for that program probably next week. Its an opportunity for them to extend some of the incentives the program has for reducing fertilizer applications on cropland. Each of you should have gotten a copy of an invitation to the Annual Pancake Luncheon on March 20th, which is for all of our local and state officials. It is a networking event, and we would love to see you there. You can call the KSWCD office or let Mr. Severns know that you will be coming. Mr. Severns is going to be mailing out that same letter to everyone that are not here tonight.

County, City and Village Reports

Brinkhaven/Gann – Christopher Wyant

Null

Centerburg – Daniel Hardwick

Null

Danville – Lee Meyers

There were four water main leaks over the past couple of weeks. The road crews have been busy with snow and patching holes.

Fredericktown – Andy Fox

There has been a couple of water main leaks.

Gambier – Elizabeth Bonaudi

Kokosing Sewer project has finally started and is supposed to be wrapped up by the end of March. We had a parcel split that came through for planning and zoning. Someone is taking around three (3) acres that already had one (1) house on it. Ultimately, they would like to make a mini subdivision. They have parceled off that house and want to build one (1) more, with a total of seven (7). They will all be rentals.

Martinsburg – Robert Collins

Null

Speaker –

Null

Others from the floor

Null

Mr. Bratton moved to adjourn. The meeting was adjourned at 8:05 p.m.

The next meeting of the Knox County Regional Planning Commission will be March 19, 2026 in the Knox County Service Center 117 E. High St., Suite 161, Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,



Darrel Severns
Executive Secretary