

The Knox County Regional Planning Commission
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May 21, 2026

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, May 21, 2026 at 7:30 p.m. in the Knox County Service Center 117 E. High St., Suite 161, Mount Vernon, OH.

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

The following voting representatives were present:

Steve Bratton	Brown Township	Joey Moore	Miller Township
Christa Ciotola	Butler Township	Alan Doup	Morgan Township
Robert Jameison	College Township	Tim Smith	Morris Township
Jason Rogers	Hilliar Township	Brayden Freeman	Pike Township
Monica Severns	Jefferson Township	Jim Hughes	Pleasant Township
Marta Hill	Liberty Township	Lee Meyers	Danville
Chase Cochran	Milford Township	Ray Brewer	Fredericktown
Kris Caldwell	Milford Township	Barry Lester	Commissioner

Others present:

Darrel Severns	Knox RPC	Daniel Hardwick	Guest: Centerburg
Rob Clendening	KSWCD		

**Alternate*

A quorum was present with 16 voting representatives.

Approval of Minutes – Steve Bratton

Ms. Hill moved to approve the March 2026 minutes. Mr. Rogers 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 March 2026. The expenses were \$2,493.57. Income for the month was \$690.00. The month began with \$114,170.56 and ended with \$112,366.99.

Ms. Hill presented the Financial Report for April 2026. The expenses were \$2,472.80. Income for the month was \$1,090.00. The month began with \$112,366.99 and ended with \$110,984.19.

Ms. Ciotola moved to approve the March and April 2026 financial report as presented. Ms. Severns seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Old Business

RPC Meeting Time – Steve Bratton

Mr. Severns stated that he and Mr. Rogers have discussed it but have not come up with a proposal. Mr. Severns went through all the township meetings and dates and came up with a reason why the third Thursday night at 7:30 was settled on was because that was the only open night. Howard Township meets this night as well, but their meeting is earlier, and they meet twice a month. Mr. Severns and Mr. Rogers are going to hit it again and see if they can come up with a compromise if it is to be changed. A petition was passed around at a previous meeting when it was brought up. The Bylaw Committee has to come back with a proposal to present. It has been discussed to have the meetings later in the summer and earlier in the winter as a possibility. The township meeting times is the biggest

complicator. We could change the time that we meet. The majority of this group is made up of township folks and we don't want to alienate those townships that are meeting on that night. We don't want to cut our membership participants. We will keep working on it and see if we can come up with a compromise. We will take any suggestions.

New Business

Executive Committee Report – Darrel Severns

Null

Secretary's Report —Darrel Severns

Mr. Severns stated he has been reporting that we have been busy with lot splits. In April 2026 was our highest number of storm water permits ever, since doing the storm water program, almost double the average. One of the contractors in Apple Valley came in with a handful of 21 storm water permits. Some of them were after the fact, some partially done, and some were just starting. We kind of slap their hands when they do that, but none of their projects have been major problems. The lot splits and storm water permits have been pretty heavy this year.

Subdivision regulations are still being worked on. It's hard to get enough information out for everyone to look at it. We've already had one session and had a few comments back on them. Those comments were turned over to Ms. Moeller to incorporate them. She is supposed to get it back to us, but we haven't seen anything back yet. There should be several of these sessions and we will get them out to everyone and get comments back. When we feel like we are pretty close we will schedule hearings to go over them and fine tune them. Then get them to the point where the RPC is good to go on it and pass it along to the Commissioners for their approval.

It was asked if we could not give Ms. Moeller a deadline? Especially since it is past the end of the year when she stated it would be done. The problem is we are still waiting on Mr. Keaton to come up with some items. There is still a process that needs to be done such as the hearings and etc.

Land Use – Steve Bratton

Everyone should have the Land Use Report handout. We met Tuesday, May 19th and have two (2) items of business.

Howard Township Rezoning Application – Steve Bratton

The rezoning application is for the parcel owned by Justin & Addie Wengerd at 21798 Coshocton Road, P/N 21-00734.001, 0.814 acres. It is across from Anchor Drive and the entrance to the gas station. It is the disturbed area on the aerial view of the map. Their application was strictly to go from AG (ag/residential) to B-1 (general business) and is adjacent to other commercial properties. Their stated purpose for that was to put up a sign.

We had discussion several months ago in Milford Township regarding an application to put up a billboard just west of Mount Liberty. In research some of that we found out that to put a billboard up along a US route it has to be zoned commercial through the Highway Beautification Act (HBA). We are not sure if Howard Township is aware of this or not. This is so they can put in a landscape business. If you notice in the packet for the Howard Township Rezoning Application, there were two different applications, one from Howard Township and one was the County's from the owners. They do not necessarily jive with each other. The Howard Township one says they want to rezone 0.814 acres and the County's states 2.900 acres.

The 0.814 acreage is under review right now is whether or not we would approve that lot for a split. Howard Township does not have a minimum size for a commercially zoned lot, but it still has to meet the Health Department's requirements for onsite septic system. They are claiming on the County application that there will be public sewer there within a year. The Health Department, Mr. Shackle specifically said it will be a tough sell because any public sewer line is across Coshocton Road/US36 and to the east a little bit to hook on to it. There are utilities everywhere on the north side of the road. To try and bore a sewer line across the highway to hook up to one lot would be a very expensive proposition. To do onsite septic system on that lot it will have to have a soil scientist's evaluation report. As you can see on the photo, they have everything tore up the lot, a lot of earth

disturbance. They own about three acres to the east of the proposed lot to which they could possibly put an easement for the septic.

The Land Use Committee really didn't have an issue with them going to B-1, its just all these other little things that were not adding up and didn't make sense. The township's form states they want to put up a sign and the County form states its for a landscaping business. The reason is because they can't put the sign up unless it is zoned as business. In looking at the property, they are already operating a business. Mr. Severns talked to the Zoning Inspector, and he said he would be there, but he wasn't. The township and the landowner were asked to come to the Land Use Committee meeting, and they didn't show. There were a lot of questions we wanted to ask but they were not there.

The Land Use Committee's recommendation was to not approve the Howard Township Rezoning Application as presented until questions are resolved.

Ms. Hill moved to approve the recommendation of the Land Use Committee's report and recommendation to not approve Howard Township's Rezoning Application as presented. Ms. Severns seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Hilliar Township Zoning Revisions – Steve Bratton

The Land Use Committee reviewed two revisions to Hilliar Township's Zoning Regulations, but they didn't send a summary of what changes were made. The proposed revisions in Article VII with the Section 7.27 Sign Regulations is the most significant revision and went from 8 pages to 11 pages. The revision in Section 7.31 Flag Lot provision was shortened and clarified with addition of the definition language.

The Land Use Committee's recommends to approve the Hilliar Township Zoning Revisions as presented.

Mr. Meyers moved to approve the recommendation of the Land Use Committee's report and recommendation to approve Hilliar Township's Zoning Revision as presented. Ms. Ciotola seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Social Improvement and Economic Development Committee – Darrel Severns

Null

Education and Outreach Committee – Darrel Severns

Null

Transportation Committee – Jim Hughes

Null

Knox County Commissioner – Barry Lester

The hot topic of data centers. The County Prosecutor, Mr. McConville, has sent the language that the townships need to address for the data centers. Before incorporating, unzoned townships (Butler, Clay, Jackson, and Union) will have to combine so Mr. McConville can do something for them and explaining how they can move forward. There is still the issue of where the data centers will go, the amount of electricity and water they consume and how it will affect the eco system. It is not up to the Commissioners to make any approvals, other than to the four (4) unzoned townships if they decide to come together and do something.

Knox Public Health – Kyle Shackle

Null

Knox Area Development (ADF) – Sam Filkins

Null

Knox Soil and Water Report – Rob Clendening

The State's H2Ohio project was extended so we picked up for participants in Knox County two (2) more years on that program and most of that is still focused around nutrient management. Although, they did for the statewide counties add in a cost-share availability or incentive availability to cover crops giving the opportunity for the people already enrolled in the program.

There was a situation referred to us from ODA this week for odor and insect nuisance from confined animal feeding operation. This is one of those situations where operation size is underneath the permitting requirements for ODA. In those situations, it's worth everyone knowing there really are no rules dealing with agricultural nuisances in terms of odors and insects, or operations that are under that permit limit. For the poultry and swine operations that we do have in the county that are permitted, they have components in their ODA permit that actually do deal with those things. For everybody else, it is just straight up agricultural nuisance and there is not really anything that you can do about it. There are some upset neighbors with an odor and fly issue.

County, City and Village Reports

Brinkhaven/Gann – Christopher Wyant

Null

Centerburg – Daniel Hardwick

There are two developments on the horizon but haven't heard much about either of them lately. They are newly annexed property. There is a proposal for one on State Route 314 and Updike Road, and the other is on Croton Road south of town. One is 85 acres the other is 57 acres.

Danville – Lee Meyers

There is some Block Grant money coming. The park and trail will look nice when it is all finished and are in Phase 3. We have a sewer line project coming up fairly soon. The fiscal officer has had several apply but hasn't worked out so if anyone knows of anyone, please let us know.

Fredericktown – Ray Brewer

We are still working new water lines in some areas and the wastewater treatment plant. The parade on Monday is around 10:00 a.m.

Gambier – Elizabeth Bonaudi

Null

Martinsburg – Robert Collins

Null

Mount Vernon

Mount Vernon's parade is around 12:00 noon.

Speaker –

Null

Others from the floor

Null

Mr. Freeman moved to adjourn. The meeting was adjourned at 8:13 p.m.

The next meeting of the Knox County Regional Planning Commission will be June 18, 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

Attachments:

[Hilliar Twp Proposed Flag Lot Section 7.31 and Definition-4-29-26.pdf](#)

[Hilliar Twp Proposed Signage 2026 revision 3 03.09.2026.pdf](#)