

The Knox County Regional Planning Commission
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June 18, 2026

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, June 18, 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	Alan Doup	Morgan Township
Joe Fritz	Brown Township	Brian Frazier	Morris Township
Christa Ciotola	Butler Township	Jim Hughes	Pleasant Township
Robert Jameison	College Township	Darryl Frazier	Union Township
Monica Severns	Jefferson Township	Juston Streby	Wayne Township
Marta Hill	Liberty Township	Lee Meyers	Danville
Chase Cochran	Milford Township	Ray Brewer	Fredericktown

Others present:

Darrel Severns	Knox RPC	Daniel Hardwick	Guest: Centerburg
Rob Clendenning	KSWCD	Ed O'Connell*	College Township
Cheryl Splain	Knox Pages		

**Alternate*

A quorum was present with 14 voting representatives.

Approval of Minutes – Steve Bratton

Ms. Hill moved to approve the May 2026 minutes. Mr. D. Frazier 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 2026. The expenses were \$3,677.66. Income for the month was \$858.44. The month began with \$110,984.19 and ended with \$108,164.97.

Mr. D. Frazier moved to approve the May 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 there has been no movement on the meeting time. Mr. Rogers has been tied up and we are waiting to get a meeting on it. There is a reason we meet on this particular night and time is because there is not a meeting on this night, except for Howard Township (meetings on Thursdays at 5:00 p.m.), that is not on a Friday night. We will wait for Mr. Rogers and then meet on this. Some were wanting to meet earlier in the day.

New Business

Meeting without Quorum – Steve Bratton

Ms. Severns moved to conduct business without a quorum. Ms. Ciotola seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried. (2 came in after roll call due to locked doors, making quorum)

Executive Committee Report – Darrel Severns

We will need to have an Executive meeting since we haven't met this year and have new officers.

Secretary's Report —Darrel Severns

Mr. Severns stated he has been busy cranking out lot splits. Storm water permits have slowed down a little bit.

Subdivision regulations update is getting a bit frustrating because we cannot get a response back from Ms. Moeller. Mr. Severns keeps trying get her to at least let me know if she has anything available for us to look at. We have not gotten even a response from her this time. She has been paid about half of what the total was for the update. Mr. Severns said he would have to get with Mr. Keaton, County Engineer, if he has finished the update of some of the design standards that are in the book, so we can get those in here. The information has not changed since the last time we updated it.

Land Use – Steve Bratton

We met Tuesday, June 16th and zoning revisions for Jefferson Township.

Jefferson Township Zoning Resolution Revision – Steve Bratton

Jefferson Township is trying to clean up some language, update some definitions, and add some language concerning solar, wind, and data centers. They had sent it to the Prosecutor's Office, and he had okayed a lot of them. There were still a few things that needed to be buttoned up, especially definition for the data centers so they could put it into their book. They hadn't really been able to get anything from the county. Ms. Hill stated she found something through the state, but they didn't have that language in there yet. We sent it back to them saying we can't move forward until you have everything completed and bring it back in a month or so. There were also a few prohibited items they wanted to add as well.

The Land Use Committee recommended to send Jefferson Township Zoning Resolution Revision back for further revision to complete the Data Center and Solar definition.

Social Improvement and Economic Development Committee – Darrel Severns

Null

Education and Outreach Committee – Darrel Severns

We have a speaker tonight, Sam Filkins, President of Knox Area Development Foundation.

Transportation Committee – Jim Hughes

Null

Knox County Commissioner – Barry Lester

Null

Knox Public Health – Kyle Shackle

Null

Knox Area Development (ADF) – Sam Filkins, President of Knox Area Development Foundation

See Speaker below.

Knox Soil and Water Report – Rob Clendening

The State's H2Ohio project was extended. The applications for the cover crop project deadline is the end of this week through Monday, June 22nd. There has been a good response. We expect to have in the 5,000 acre range each year. The cover crop is planting a crop (i.e. rye or wheat) in the off season, over winter, to keep soil erosion down.

County, City and Village Reports

Brinkhaven/Gann – Christopher Wyant

Null

Centerburg – Daniel Hardwick

There is now a third housing development in the works off of Croton Road, but nothing has been approved yet.

Danville – Lee Meyers

We are working on a repair project on our main water tank for our public water. The park project is entering into Phase 2 and going to eventually connect to the bike path going all the way through town. They are going to bring out a separate bridge going across the creek and will be well marked. State Route 62 is being repaved and hopefully will be done in the next week.

Fredericktown – Ray Brewer

We are still working new water lines in some areas and the wastewater treatment plant.

Gambier – Elizabeth Bonaudi

Null

Martinsburg – Robert Collins

Null

Mount Vernon

Null

Speaker – Sam Filkins, President, Knox Area Development Foundation (ADF)

Mr. Filkins gave an overview of what the Knox Area Development Foundation does and the different projects it is involved with. Mr. Filkins stepped into the role that Jeff Gottke vacated in May of 2025 and has been involved with ADF since 2020. Knox Area Development Foundation is a private, non-profit organization that focuses on economic development across the county. We are contracted by the county, city, and villages. We have investors and we have contract fees and services that we do. Our mission is to bring high quality jobs, prepare the workforce for those jobs and high quality living for the community. One of the ways we do that is we run the County Land Bank, which is a government entity. You are welcome to come to our meetings, which is the second Tuesday of the month at 1:00 p.m. The Land Bank is a qualified government entity. We have a five (5) person board. We work to help find blighted and abandoned properties, commercial, and industrial properties. The Land Bank works under ADF and Mr. Filkins is the President of both.

We took over of the 75 year lease of the old Cooper site in late 2020. We exercised the purchase option, and it took a year and a half to get the deed. The people that bought Cooper didn't know they owned it or where Mount Vernon was located, but they made sure it was okay environmentally sound and handed it over to ADF interest free. In the meantime, it took \$70,000 per month to keep the lights on. This property has 47 acres, 670,000 square feet, 72 cranes, multiple 50 ton cranes, and buildings...heavy industrial. The first offer was one month in, for \$12 million for the whole site, but wouldn't bring jobs into the community and doesn't work for us. We take property that nobody wants and try to find the best use. As of today, we only have two (2) buildings left on the property and there are 11 different companies that have purchased land/buildings. We don't want to be in the long term situation, so we sold the properties. The two (2) buildings we have left are Plant 5 on the northeast side and the first building you come to on Sandusky Street, and the admin building (62,000 square feet) on the corner and is the brick building (just a shell of the building).

Others from the floor

Ms. Severns stated that Jefferson Township is looking for a full-time Road Foreman, pass the word around.

Ms. Ciotola moved to adjourn. The meeting was adjourned at 8:35 p.m.

The next meeting of the Knox County Regional Planning Commission will be July 16, 2026 in the Knox County Service Center 117 E. High St., Suite 161, Mount Vernon, OH at 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Darrel Severns", with a long horizontal flourish extending to the right.

Darrel Severns
Executive Secretary

Attachments:

[Jefferson Twp proposed zoning revisions-6-11-2026.pdf](#)

[Jefferson Twp Summary of Proposed Changes to Zoning Spring 2026.pdf](#)