

The Knox County Regional Planning Commission
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July 16, 2026

The regular meeting of the Knox County Regional Planning Commission (RPC) was held on Thursday, July 16, 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	Dave Marietta	Monroe Township
Robert Jameison	College Township	Brian Frazier	Morris Township
Jason Rogers	Hilliar Township	Tim Smith	Morris Township
Greg Lawson	Howard Township	Jim Hughes	Pleasant Township
Monica Severns	Jefferson Township	Juston Streby	Wayne Township
Marta Hill	Liberty Township	Lee Meyers	Danville
Kris Caldwell	Milford Township		

Others present:

Darrel Severns	Knox RPC	Cheryl Splain	Knox Pages
Mark Dumbaugh	Guest: Wayne Twp Zoning	Daniel Hardwick	Guest: Centerburg

**Alternate*

A quorum was present with 13 voting representatives.

Approval of Minutes – Steve Bratton

Ms. Hill moved to approve the June 2026 minutes. Mr. Lawson 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 June 2026. The expenses were \$2,586.52. Income for the month was \$660.00. The month began with \$108,164.97 and ended with \$106,238.45.

Ms. Severns moved to approve the June 2026 financial report as presented. Mr. Streby seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

We had an audit by the State Auditor, and they found no significant or notable issues.

Old Business

RPC Meeting Time – Jason Rogers

All Tuesdays are free and open except for the third Tuesday of the month (the week of the RPC meetings) when the Land Use Committee meets. We are proposing to have the Land Use Committee to meet on the first Tuesday of the month and the RPC meetings to meet on the second Tuesday of the month. The months of November and December we wouldn't run into any holiday issue like we do having the meetings on Thursdays. The Land Use Committee had talked about this on Tuesday, no one was opposed to moving the meeting. We just don't want to lose any people by changing the day we meet in the process. The County Engineer had talked about possibly moving the Land Use Committee meeting to earlier in the evening. The committee, itself, can choose what time they want to meet. The RPC can decide what time you want to meet if you are okay with the day change. The two choices we have are keeping it on the third Thursday or moving it to the second Tuesday. We don't have to decide this evening, but

something to think about. We can bring it back up in the next meeting and get more input. We could send emails to all the representatives and alternates to get more feedback. Mr. Severns stated that the person/s representing your township/village does not have to be a trustee or council person. It can be anyone in your township/village that you appoint.

New Business

Executive Committee Report – Steve Bratton

The Executive Committee did meet Tuesday, July 14th following the Land Use Committee meeting.

Secretary's Report —Darrel Severns

Mr. Severns stated we continue to very busy with lot splits. We are about 40 splits ahead of what we were last year at this time. Several of them have had storm water permits issued. There is quite a bit of building going on out in the county and the city. Storm water permits have been consistent, and we should be getting caught up with what is said to be a shortage in housing. We will be talking about some housing options tonight. Knox County is slowly changing.

Land Use – Steve Bratton

We met Tuesday, July 14th reviewing LNC, LLC Sketch Plan Review, resolution zoning revisions for Wayne, Liberty, Clinton, and College Townships.

LNC, LLC Sketch Plan Review – Steve Bratton and Darrel Severns

The Land Use Committee reviewed the LNC, LLC Sketch Plan Review for P/N 12-01698.000, in Clinton Township at 8926 Columbus Road, belonging to Larry Nelson regarding the 35 acres of his 184.189 acres for 130-140 pads which was rezoned for a Manufactured Home Park. It could possibly be done in five (5) phases. It will start at the front and work its way around the existing main street (racetrack). Once those lots are sold/filled he will move to the next area. The committee did not have any issues with layout and design of the sketch plan review. The Sketch Plan Review approval is the initial step that give Mr. Nelson the go-ahead to start doing the engineering things that he needs to do as far as the layout of the pads, storm water, water sewer and street access design, etc. Clinton Township is on board with the direction he is heading with this development. The next step in this process will be the Preliminary Plat which shows all the engineering design. That's when we start looking at our Subdivision Regulations and make sure everything is compliant. There will be a good bit of storm water management engineering, a detention area for storm water. The County Engineer ends up being the person that signs off on the storm water items and will be involved in the roadway design if there needs to be any additional work done. The Plat will come back to the Lands use and RPC. Once that is done and approved, Mr. Nelson can start building. He will then have to come back with the Final Plat for approval once the everything matches up with the state requirements.

The Land Use Committee recommended to approve the Sketch Plan Review.

Ms. Caldwell moved to approve the recommendation to approve the Sketch Plan Review. Ms. Hill seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Wayne Township Zoning Resolution Revision – Steve Bratton

Wayne Township is proposing to add Data Center definition to the Resolution that came directly from the Prosecutor's office and add Data Center as a prohibited use in all the districts, AG-R, B-1, and M-1 districts. The catch all provision in the regulations.

The Land Use Committee recommended to approve the proposed revisions to the Wayne Township Zoning Resolution.

Mr. Rogers moved to approve the Land Use Committee recommendation to approve the Wayne Township Zoning Resolution revisions. Mr. Jameison seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Liberty Township Zoning Resolution Revision – Steve Bratton

Liberty Township was trying to clean up a few things in their Resolution. They are adding definitions for Accessory Dwelling Unit, Data Center, and Short Term Rental. It was proposed to decrease the access width for Rear Dwellings from 40 feet to 30 feet if there is one (1) RDU (Rear Dwelling Unit) and from 50 feet to 40 feet for multiple RDUs. The Zoning Commission wishes to allow non-conforming structures to be rebuilt within 12 months if damaged or destroyed by disaster or unintentional action.

Accessory Dwellings are to be added as permitted uses in the AG District and Short Term Rentals are to be Conditional Uses for a period not to exceed one (1) year. Data Centers are to be added to the Prohibited Uses in the AG, R-1, R-2, Commercial and Manufacturing Districts. Language in the Lot of Record section is to be revised to clarify when and how lots of record can be used. Ms. Hill is taking the recommendation of the Land Use Committee back to the Zoning Commission. Mr. Severns stated he would send a letter back to the Zoning Commission explaining RPC's point of view.

The Land Use Committee recommended to careful analysis of the language regarding Rear and Accessory Dwelling Units to make sure unintended consequences are not promoted by allowing additional dwelling units that cannot be separated for sale if needed. All other proposed revisions were deemed acceptable. Approve the proposed revisions to the Liberty Township Zoning Resolution.

Mr. Rogers moved to approve the Land Use Committee recommendation to approve the Liberty Township Zoning Resolution revisions. Mr. Jameison seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Clinton Township Zoning Resolution Revision – Steve Bratton

Clinton Township proposed the addition of the "Catch All" statement to their resolution stating that Data Centers are prohibited with the definition and language that came from the Prosecutor's office.

The Land Use Committee recommended to approve the proposed revisions to the Clinton Township Zoning Resolution.

Ms. Hill moved to approve the Land Use Committee recommendation to approve the Clinton Township Zoning Resolution revisions. Mr. Meyers seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

College Township Zoning Resolution Revision – Steve Bratton

College Township proposed to add definitions for Data Centers and Short Term Rentals, add the Prosecutor's note to Conditional Uses, replace All Structures with Yards in the AG district and change the rear setback in the AG district from 60 feet to 20 feet.

The Land Use Committee recommended to approve the proposed revisions to the College Township Zoning Resolution.

Mr. Streby moved to approve the Land Use Committee recommendation to approve the College Township Zoning Resolution revisions. Ms. Caldwell seconded the motion. A voice vote was taken with a unanimous aye vote. Motion carried.

Land Use Committee Waive Requirement – Steve Bratton

A motion was made, seconded, and accepted by the Committee to waive the requirement to come before the Committee if Townships desire to adopt the Data Center language as recommended by the County Prosecutor in the May 11, 2026 memorandum from his office. It was asked if we could contact the County Prosecutor and see if we can do a mass change? Mr. Severns stated he could ask him but was unsure if he would talk to him or not. Mr. Severns could make a call to the RPC's council and see if that is something they would give him answer on for skipping the Land Use and go directly to RPC if the only thing they were changing was the definition and Data Center language.

The Land Use Committee recommended to approve the proposed waive of Committee requirement adoption of Data Center Language.

Mr. Meyers moved to approve the Land Use Committee recommendation to waive the requirement for adoption of Data Center Language. Ms. Severns 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
Null

Knox Public Health – Kyle Shackle
Null

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

Knox Soil and Water Report – Darrel Severns

During the week of the Knox County Fair the education trailer will be on the midway. Also, during that week, they are also doing a Summer Supervisor's Conference. It originates in Columbus, but they are coming up and doing a river float on the Kokosing River as a clean water demonstration. A couple of the KSWCD staff will be leading a float from the Gambier Road to Big Run out take. This happens on July 28th.

County, City and Village Reports

Brinkhaven/Gann – Christopher Wyant
Null

Centerburg – Daniel Hardwick

The Johnsville Road development is temporarily on hold. The Croton Road development is slowly moving ahead. The MI Homes proposal has not been presented yet. We have a new tax district for a new community authority to tax the residents to pay for the added cost for the infrastructure in Centerburg so the developers, themselves, won't be on the hook for some of it.

Danville – Lee Meyers

State Route 62 is being repaved and should be done today.

Fredericktown – Ray Brewer
Null

Gambier – Elizabeth Bonaudi
Null

Martinsburg – Robert Collins
Null

Mount Vernon

Null

Speaker – None
Null

Others from the floor

Mr. Lawson asked who does state bids for salt contracts and for the county. It was about \$58 per ton last year. The first bid in May came out to over \$100 and it was turned down. The second bid in June came out to \$150 per ton and it was turned down. They are working on a third bid now. But plan on paying triple what we paid last year. Mr. Bratton stated they were buying it direct from Cargill. From what he understood from the end of last season, Cargill was taking salt from Ohio and taking it to Buffalo, NY.

Mr. Lawson moved to adjourn. The meeting was adjourned at 8:20 p.m.

The next meeting of the Knox County Regional Planning Commission will be August 20, 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:

[07-16-2026 Clinton Twp Catch All Provision.pdf](#)

[07-16-2026 College Twp Proposed Zoning Resolution Revisions.pdf](#)

[07-16-2026 Liberty Twp Proposed Zoning Resolution Revisions.pdf](#)

[07-16-2026 Wayne Twp Proposed Resolution Revisions.pdf](#)

[07-16-2026 RPCBYLAWS minutes.pdf](#)