

**CITY OF KNOX PLANNING COMMISSION  
KNOX CITY HALL, 101 W. WASHINGTON STREET  
KNOX, INDIANA 46534  
MEETING MINUTES: APRIL 1, 2025**

MEMBERSHIP PRESENT: JEFF. V. BERG, SHERRY COWEN, JAMIE GRUSZCZYNSKI,  
JIM BROWN, JEFF HOUSTON, DAVE METZ

MEMBERSHIP ABSENT: RON PARKER

STAFF PRESENT: LONNIE BOLEY, PLAN ADMINISTRATOR

BOARD ATTORNEY PRESENT: JUSTIN SCHRAMM

PAGE ONE

The regular meeting of the Knox Planning Commission was called to order by Jeff Berg, President, at 6:03 PM CST. He led the Commission in the Pledge of Allegiance and noted that there was a quorum. Jim Brown made a motion, seconded by Jamie Gruszczynski to approve the proposed agenda. Motion passed with six (6) ayes and no (0) nays.

Jim Brown made a motion seconded by Sherry Cowen to approve the minutes of the March 4, 2025, meeting as presented. Motion passed with six (6) ayes and no (0) nays.

**Reports/Technical Review Update.** Jeff Berg gave a short update on the Technical Review Committee. He said they are continuing to work on Rules of Procedure. Jim Brown noted that they are keeping notes of the meetings in case there is a request for information. When they met on March 10<sup>th</sup> they began working on Recitals of Articles I, II and III.

**Old Business/The Comprehensive Plan Review/City of Knox Comprehensive Zoning Ordinance Adopted February 10, 1998.** Jeff Berg noted that the Comprehensive Plan needs to be reviewed. He made sure all the commissioners had a copy of the Plan. He marked page 70 for review, Title XVII, listing the Creation and Jurisdiction of the Advisory Plan Commission.

**New Business/Public Hearing. An Ordinance Disclaiming and Prohibiting Reliance Prior to Issuance of a Permit by the City of Knox, Indiana.** Jeff Berg read aloud a document outlining the proper procedure to hold a public hearing. Jeff Houston noted that this would be in addition to the Rules of Procedure adopted October 3, 2017.

Jeff Berg opened the public hearing. He read aloud the proposed ordinance. Lonnie Boley noted the reason the ordinance needs to be passed. It clarifies that only after the issuance of a variance, permit and/or other license, do time limits apply. The City is not responsible for any costs associated with the application process.

Jeff Berg noted that there were no public comments, petitioners or remonstrators. The Public Hearing was closed. Sherry Cowen made a motion to adopt the ordinance. Jamie Gruszczynski seconded the motion. Jim Brown said he agrees with the ordinance but didn't know if it is in accordance with the Comprehensive Plan. Dave Metz agreed with him. Motion passed with four (4) ayes-Jeff Berg, Jeff Houston, Sherry Cowen and Jamie Gruszczynski, and two (2) nays-Jim Brown and Dave Metz.

**New Business/Subdivision Regulation Ordinance No. (77A) Discussion.** Jim Brown noted that he didn't like getting 11 pages of material at a meeting. He asked that it be included in old business at the next meeting. Jeff Berg noted that the subdivision ordinance is from 1952. A short discussion took place concerning who has the right to name the streets and assign addresses. Commissioners should review the ordinance and make recommendations to the Technical Committee.

**Commissioner Comments.** Jim Brown brought up a list of issues. The first was a property at 705 New York Street. He said the property needs to be cleaned up and there are leaking oil drums on the property.

PAGE THREE

Jim Brown asked if Ordinance 1148, Weeds and Rank Vegetation, was passed on to the City Council. Lonnie Boley said no, he will have to begin again this new year with enforcement letters.

Jim Brown asked about Ordinance #124, Bicycles. Lonnie Boley said that the City Council rescinded that.

Jim Brown asked about an ordinance that will govern the new Sunnybrook Subdivision. Lonnie Boley said that we haven't submitted anything to the City Council. Jeff Berg said changes should be reviewed by the Technical Committee. Jim Brown noted that he has multiple changes (6) he would like to see in the Subdivision Code. He also noted that lot 11 in the Sunnyside Subdivision 2 is an extreme nuisance and has never been taken care of.

Dave Metz asked if E-Bikes are allowed. Lonnie Boley said yes. He also asked about tiny houses (for affordability). Lonnie Boley said a PUD District would need to be passed to make them possible, because they are considered bad for surrounding property values.

**Adjournment.** With no further business to come before the commissioners, the meeting was adjourned by Jeff V. Berg at 7:11 PM CST.

Jeffery J. Houston  
Recording Secretary  
Knox Planning Commission