

Meeting Minutes

Date: August 13, 2025

Time: 5:30

Location: Annex 1 – 53 East Mound Street Knox, IN

Attendee List:

- *Mark Allen*
 - *Howard Bailey*
 - *Mike VanDeMark*
 - *Roberta Lee*
 - *Gwen Rentz*
 - *Lydia* (Absent)
 - *Dale Turner*
 - *Amber Janson* (Staff)
 - *Robbie Blodgett* (Staff)
 - *Eugene Pugh* (Staff/ Inspector)
 - *Nathan Vis* (Attorney)
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Meeting Objective:

To address pending planning commission matters, review inspector hiring, discuss ordinance updates (solar, carbon capture), address zoning and code enforcement cases, and hear public concerns.

Agenda Overview:

1. Approval of prior meeting minutes
 2. Inspector hiring process and scheduling
 3. Zoning violation discussion (Greg Wireman case)
 4. Solar ordinance revisions and tech review committee
 5. Carbon capture ordinance discussion
 6. Other business and ongoing enforcement cases
 7. Public comments
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Detailed Discussion Points

1. Approval of Minutes

- Motion to table approval of prior minutes until reviewed.
- Motion seconded and passed.

2. Inspector Hiring

- One strong candidate identified but board agreed to interview at least one more.
- Executive session set for **August 27, 5:30 PM** followed by a public meeting at **6:30 PM** to make a decision.
- Date confirmed via motion and vote.

3. Zoning Violation – Greg Wireman

- Complaint: Possible business operation from a residence in White Pines Meadow Subdivision.
- Subdivision covenants prohibit commercial enterprises; enforcement authority unclear.
- Attorney explained such covenants are typically enforced privately unless county agreement exists.
- Board to investigate zoning designation, permitted uses, and whether business activity constitutes a violation.
- Motion to table until **September meeting** to allow attorney review; passed.

4. Solar Ordinance Review

- Reviewed existing (2019, 2022) ordinances and draft proposals.
- Consensus to proceed via Tech Review Committee to develop a revised draft before public meeting.
- Committee members: Gwen, Mark (President), Mike, and newly appointed Dale.
- Tech Review Committee meeting scheduled for **August 27 at 7:00 PM** (or immediately after Planning Commission meeting).
- Public feedback may be gathered at start of meeting.

5. Carbon Capture Discussion

- General overview provided by a knowledgeable attendee and attorney.
- Risks discussed: geological requirements, CO₂ pipeline hazards, potential local moratorium.
- Attorney to research existing zoning restrictions; Board to prepare for possible ordinance.
- Added to **Tech Review Committee agenda** and tabled until **September 10**.

6. Other Business

- **Case: Jeremiah Patrick** – Alleged Airbnb operation after BZA denial; requires investigation and possible cease-and-desist.
- **Solar Project As-Built Plans** – Developer has not provided required plans; attorney to review and advise.

7. Public Comments

- Offer from public to tour an existing solar facility for education.
- Inquiry about solar panel disposal requirements — currently no ordinance provision; to be considered in revision.
- Complaint regarding burned/abandoned property at **1935 N 300 E, Knox, IN** — Board to pursue under unsafe building ordinance; hearing scheduled for next meeting.

Action Items:

1. **Review prior minutes** – Board to finalize at next meeting. (*Responsible: Board, Deadline: September meeting*)
 2. **Inspector interviews** – Hold executive session August 27, 5:30 PM; decision in public meeting at 6:30 PM. (*Responsible: Board*)
 3. **Greg Wireman case** – Attorney to research zoning and enforcement authority; present findings in September. (*Responsible: Nathan, Deadline: September meeting*)
 4. **Solar ordinance revision** – Tech Review Committee meeting August 27 at 7:00 PM. (*Responsible: Tech Review Committee*)
 5. **Carbon capture research** – Attorney and Tech Review Committee to investigate and report in September. (*Responsible: Nathan & Tech Review Committee*)
 6. **Airbnb case (Jeremiah Patrick)** – Building inspector to gather evidence; attorney to prepare cease-and-desist if warranted. (*Responsible: Eugene, Nathan*)
 7. **Solar as-built plans** – Attorney to determine enforcement steps for noncompliance. (*Responsible: Nathan*)
 8. **Unsafe building hearing** – Schedule for September meeting regarding 1935 N 300 E, Knox. (*Responsible: Amber & Nathan*)
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Overall Tone:

The meeting was **constructive but detailed**, with active participation from board members, legal counsel, and the public. Discussions were methodical, often deferring action for further investigation. The tone was collaborative, with emphasis on due diligence and legal compliance.

Executive Summary – August 13, 2025 Planning Commission Meeting

Key Decisions & Dates

- **Inspector Hiring:**
 - Executive Session: **Aug 27, 5:30 PM**
 - Public Decision Meeting: **Aug 27, 6:30 PM**
 - **Solar Ordinance Review:**
 - Tech Review Committee (Gwen, Mark, Mike, Dale) meeting: **Aug 27, 7:00 PM** (or after Planning Commission).
 - **Carbon Capture Discussion:**
 - Research & discussion tabled to **Sept 10**; added to Tech Review agenda.
 - **Unsafe Building Hearing:**
 - Burned property at **1935 N 300 E, Knox** – Public hearing at **Sept 10 meeting**.
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Key Issues Discussed

1. **Greg Won Zoning Violation** – Possible prohibited business in subdivision; attorney to confirm zoning rules and enforcement authority.
 2. **Solar Ordinance Update** – Board to revise via Tech Review before public input; multiple drafts under consideration.
 3. **Carbon Capture & Pipeline Risks** – Early-stage review; potential ordinance in future; safety and liability concerns discussed.
 4. **Airbnb (Jeremiah Patrick)** – Possible violation of prior BZA denial; inspector to collect evidence; potential cease-and-desist.
 5. **Solar Project As-Built Plans** – Developer noncompliance; attorney to recommend enforcement.
 6. **Burned/Abandoned Property** – Hazard complaint from public; unsafe building procedure initiated.
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Public Concerns Raised

- Disposal and recycling requirements for solar panels.
- Debris hazards from burned property.
- Offer to arrange a solar facility tour for board members.
- Additional ordinance drafts on battery storage circulated.

Action Items Summary

- **Board** – Review prior minutes for approval in Sept.
- **Nathan (Attorney)** – Research zoning enforcement (Greg Won), carbon capture legality, as-built plan enforcement, and unsafe building notice.
- **Tech Review Committee** – Work on solar ordinance draft, discuss carbon capture Sept 10.
- **Eugene (Inspector)** – Investigate Airbnb case and collect evidence.
- **Amber** – Coordinate unsafe building hearing notices.

Tone & Progress

The meeting maintained a **cooperative, investigative approach**, with multiple topics deferred for legal review and fact-finding. The board showed a preference for deliberate action backed by documentation, especially in zoning and ordinance enforcement