

APC MINUTES**June 19, 2018**

Members present: John Reece, Aaron Stephens, Jim Hufford, Paula Keister, Don Calhoun, Andy Fahl, Amy Alka,

Members absent: Gary Girton, Adrian Moulton, Missy Williams, Bob McCoy, Dan Vinson, Bryn Albertson

Legal Representation: Jason Welch

Staff Present: Randy Abel, Executive Director, Debra Johnting, Recording Secretary

Others present: Kevin and Pam Huffman

President Calhoun: It's 7 o'clock and I will call this meeting of the Area Planning Commission to order. First item on the agenda is the approval of the minutes from May 22, 2018. Has everyone got a copy of the minutes, are there any corrections or questions about the minutes? I will accept a motion to accept the minutes as written. It has been moved and seconded to accept the minutes of the March 30th meeting, all in favor say aye, all those opposed no, motion passes. APC2018-11-Z Kevin and Pam Huffman. Please come forward and tell us what you are wanting to do.

K. Huffman: We're hoping to drop our parcel zoning from an M-2 to a C-2 so we can get a house put up out there. I believe there was an existing house there back in the nineties and they tore it down and burned it and we'd like to have a home there in that section. We have a business right there.

President Calhoun: So the rest of your property you're wanting to leave in M-2.

K. Huffman: Yes.

J. Hufford: Have you got a reason for leaving it in M-2? Are you going to start some manufacturing there?

K. Huffman: Well, if our car business fails or something, we have Unique Autos and Discount Mufflers there, there's always an option of selling manufactured homes out there, there's a list of things we could do with that property. I don't plan on ever turning it into a junk yard like it used to be, that's not in our plans, I don't want to live next to a junk yard, but there seems to be a variety of things you can do there in M-2.

P. Huffman: Our son wants to keep it too.

K. Huffman: Our son wants us to keep it that way. Myself, I would just as soon drop it eventually because we don't really plan to have a junk yard. And if the used cars and the mufflers keep doing ok I don't see any reason to keep it M-2. But, we kept it that way, because we did have a couple of junk yards approach us and ask us if it was for sale, and we said no. Then we said yes and then we said no again. Because our business is doing fine out there, and I think that's where we'd like to live there. It's nice to walk to work.

President Calhoun: Anybody else have any questions or comments? I will entertain a motion to take action. A motion has been made and seconded to take a roll call vote on this petition.

D. Johnting: Jim Hufford, yes, Aaron Stephens, yes, Paula Keister, yes, John Reece, yes, Andy Fahl, yes, Don Calhoun, yes, Amy Alka, and Adrian Moulton, Bob McCoy, Gary Girton, Dan Vinson, Bryn Albertson and Missy Williams are absent. Favorable recommendation. This will go to the Commissioners and I will let you know when their next meeting is.

K. & P. Huffman: Thank you guys very much.

President Calhoun: Is there any new business?

J. Hufford: I just have a question, on 32, just outside of Union City, you know about it don't you? A junk yard, somebody started one there, didn't they?

R. Abel: Well, they are not zoned for that and several neighbors have complained.

J. Welch: We have already sent them a letter. We sent them a letter on the 13th, so we'll see how everything goes.

J. Hufford: Well, he said he was just working on cars, but it sure looks like he's tearing them apart.

Some discussion followed on this issue.

President Calhoun: So, how did the solar meeting go?

R. Abel: It went pretty good, we will probably have to meet again and address what we could do in Residential. We're waiting on EDPR to come up with their ordinance. Hopefully everyone on the committee is looking over the solar information I sent you. We are getting a new developmental ordinance, that's something that's coming up. So we'll be getting a new ordinance book. So if you think of any changes that you think would be beneficial, now is the time to make changes. She's got to finish the sign ordinance first, but then we'll start on the developmental ordinance in about August.

Some discussion followed on current issues with the zoning ordinance and preparing for a new developmental ordinance. Randy suggested some issues we have had with current ordinance.

President Calhoun: If there is nothing else I will entertain a motion to adjourn, I thank everybody for coming.

President, Don Calhoun

Vice President, Bob McCoy

Secretary, Dan Vinson

Recording Secretary, Debra Johnting