

APC MINUTES**September 18, 2018**

Members present: John Reece, Don Calhoun, Andy Fahl, Bryn Albertson, Gary Girton, Amy Alka, Adrian Moulton, Bob McCoy

Members absent: Aaron Stephens, Dan Vinson, Paula Keister, Missy Williams, Jim Hufford

Legal Representation: Jason Welch

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

Others present: Mary Ann Williams, Andrew Kenneth Williams, Paul Faddis, Patrick Moone, Anita Cunningham, Beth Denton, Darren Sloan

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 July 17, 2018. Has everyone got a copy of the minutes, are there any corrections or changes? I will accept a motion to accept the minutes as written. It has been moved and seconded to accept the minutes of the July 17, 2018 meeting as written, all in favor say aye, all those opposed no, motion passes. First on the agenda tonight is Andrew Williams, APC2018-14-Z. Would you come up and state your name and what you are wanting to do?

A. Williams: Andrew Kenneth Williams, I reside at 415 Larkspur Lane in Lebanon, PA, so I am an out of stater, I will be outright and honest with that. I am looking to change the property at 418 North West Street from the zoning it currently is now at M-2, General Industrial to C-2, Community Commercial, which is the highest zoning that would permit a residence there. Basically I am looking to do that, the previous owner was using it as a residence, which I found out after the fact after purchasing it that he was doing it illegally. So, you could say I'm trying to make a wrong right for what it was being used as. So I am open to whatever questions or concerns you guys have.

President Calhoun: Are you wanting to do anything with the property or the building right now?

A. Williams: Well, I'll be open and honest, when we bought the property it was supposed to be that the legal uses he had rental tenants in it, it transferred for storage, that's what it was sold to us as, but from talking from Area Zoning we found out that he was specifically informed that he was not supposed to have anything in there until you did the long process to make sure would check out ok, I'm sure that Randy could fill you guys in on what they said they wanted before we could have that back in it. Again, that would probably be our highest use we'd be looking to use it as, honestly due to the openness of it and it doesn't really, it has kind of a blown gas heater system, for the other floors, so it's not very residential in the upper floors and stuff like that and I honestly think due to the work it would need I would not be looking to improve it to that nature because that would be just too much work for what I would be looking to do twenty, thirty years down the road for anything residential in nature.

B. McCoy: So you're saying you want to live there though.

A. Williams: Yes.

B. McCoy: And use it as storage also.

A. Williams: Yes. Not immediately but in time, yes.

B. McCoy: Prior to you purchasing it somebody was living there and using it as storage but it wasn't zoned properly, right Randy?

A. Williams: Correct.

R. Abel: That's correct.

B. McCoy: So you actually own a couple of lots here?

A. Williams: Yes, I own 418 N West Street and then there is the plot that used to belong to the railroad company that the city took through a tax sale and then that in turn was transferred to the previous owner and then I purchased them both together those two plots.

B. McCoy: So you don't intend on tearing it down or anything like that?

A. Williams: No, I'll be honest, if something would not work out, for me, I would much rather, I'm a historical person I would much rather see it go, if for some reason something would not work out, my preference and my demand would be that they are not ripping it down. I am very historically inclined.

B. McCoy: It looks like that whole block is M-2 right now isn't it?

A. Williams: That is correct. The rest of them are residential in nature in that block. The houses that is.

B. McCoy: In changing it to commercial nobody could put up an industrial site there or a junk yard, or anything like that?

R. Abel: No, there's a list there on the next page or two that says what C-2 can have. Yes, it's more restrictive.

B. McCoy: With all the housing in there I'd rather it be more restrictive.

President Calhoun: Is there anybody in the audience who would like to speak for or against? Please come up and state your name.

B. Denton: My name is Beth Denton and I live in the yellow house across the street from you on 405 N West Street there. And I am sorry about your dilemma. My question is, I want to be very clear on this for myself, if you change the zoning on this to accommodate them so they can use this as a residence, I don't have a problem with them living there and making a residence in it, my concern is that at some point in time, and I know it's not your intention, would that make it possible that some other buyer or investor could come in there and take that and make it into low income housing units or something like that. That's my concern there that it would open it up for that kind of use at some point in time.

R. Abel: It would open it up for any residential use, but something like that would take a lot of work to make it come up to state codes in order to do that.

B. Denton: But it's still possible that that could happen.

R. Abel: It's possible now that it could be a junk yard.

B. Denton: Yeah, it's been that too.

R. Abel: So, you have to understand we're going from less restrictive to more restrictive.

B. Denton: I just have mixed feelings about that and I know that they have no intentions but I have lived long enough that all of my intentions they have never worked out that way and things change.

R. Abel: It would be my professional opinion that if somebody was going to invest in low income housing it would be far cheaper to do it differently than in a three story building, brick, old.

B. Denton: I know it is functionally obsolete, that's another thing I just can't see anybody living there. And the money you'd have to spend to renovate to live in it. I've been in that building, and it's bad.

R. Abel: When you talk about making apartments you are talking about sprinkler systems, and all that and that would be very expensive to make living space.

B. Denton: So, what are you guys planning on doing putting storage units in there like the other guy had planned to do or use it for storage for your personal use or what?

A. Williams: For us, to be perfectly honest, we have sometimes things where we have like for theft and security wise is one of our concerns in this town, you guys have made a really good turn around. But for us our preference is I know if you have too much concern, I would not be against if say the public is only allowed in a certain part of the area and they'd have to go through us before they could get to anything, or restrictive hours, for the storage I wouldn't have any issue with that if there would be some caveats to the storage thing if you're concerned about people coming in.

B. Denton: Yeah, but I can't count on that after the fact.

A. Williams: I don't mind if they put that in as an additional restriction is what I am saying.

M. Williams: But her question is what do you plan to do with it?

A. Williams: I am sorry, some of my injuries in the military doesn't always work right. My thing is primarily most likely living on the first floor, and the upper floors would probably be the storage. That and you know as it comes to pass it would have to come and see as you know the condition of the place obviously I was originally planning on I could already have income and manage that and he was doing a lot of thing illegally.

B. Denton: Yes, I understand that.

A. Williams: So I am trying my best to adapt to...

B. Denton: You didn't do due diligence and it got you, that happens to all of us.

A. Williams: He had tenants living there along with his other stuff he was doing.

D. Johnting: C-2 doesn't allow for storage other than your own, it wouldn't allow for public storage.

R. Abel: It wouldn't allow for commercial storage.

D. Johnting: That takes a C-3 and you can't live in a C-3.

B. Denton: So everything he can do there is just for his own personal use.

A. Williams: Right.

D. Johnting; Not necessarily, storage-wise it does.

B. Denton: So what other things can he use that building for?

R. Abel: There's a whole list here.

B. Denton: Can I have a copy of that?

D. Johnting: Everything that involved anything to do with the public, all the work that's done has to go through the state and then be approved by our office.

R. Abel: You need to understand that everything in that C-2 that you're looking at is already permitted.

B. Denton: It is?

R. Abel: Yes, it is, it's already permitted, and more. If you flip back to the other pages you'll see how much more is permitted now.

A. Williams: The biggest restriction that isn't is the residential living, we mistook for how it was a C-3. He said he had it grandfathered in with the authorities for getting the living there. He had this old shower in there. If it had new stuff, I would have pretty much questioned that.

B. Denton: I have brought somebody with me and I would like to confer with them and if he's allowed he'd like to speak too. His dad owns the property next to me, it's Dave Sloan, it's his son and he would like to speak too.

R. Abel: Just state your name and address.

D. Sloan: It's Darren Sloan, ok, and it'll be 337 North West Street. Son of David Sloan. I am the executor of his will and everything. And I just wanted to touch base with you folks and see what your plans were. So I am going to sit down and make myself comfortable if you don't mind. So you guys want to put storage units in, right?

R. Abel: Not storage units.

D. Sloan: So, storage for your personal "stuff". Ok? You want to live on the first floor? You want to fix it up?

A. Williams: The thing, and that's our probably our best intent, we have gone back and forth at, the first floor would be the most practical but we have questioned whether it would be the second floor or not. Most practically it would be the first floor.

D. Sloan: Ok, and you're, the place is satisfactory enough for, or structurally sound enough you can set you a little place up and move it and call home, ok? All the plumbing and stuff, that's all up to code and what have you?

A. Williams: The stuff that's ran there is the pecks and that sort of thing as far as we know the shower's in there looks like it's fiberglass, it's probably from the seventies or eighties.

D. Sloan: Ok, that's fine.

A. Williams: The other stuff in there, they kind of had to bit of a mini kitchen but it wasn't much of one.

D. Sloan: Ok

A. Williams: Like I said, that's why we didn't doubt the living thing, that the previous owner had been doing it. I know you came over and asked us when we had our brick person looking over the building that you had some questions. I think he was a little bit uncomfortable to be around, because we just called him up to get a quote, so I'm sorry we didn't get to talk more but.

D. Sloan: That's ok.

A. Williams: We are trying to be relatively open and flexible about our uses for living in it. Cos like I said, I'll be honest, if he was truthful in it, we probably might have done it but we would have wanted a far more reduced price because it wasn't what it was sold to us to be. And that's one negative factor, and I'll be honest we are looking into some of the legalities of that at this point.

D. Sloan: So when you bought it were you looking at a business or residential, basically?

A. Williams: At that time we were looking to live in it and have the storage for the public too, at that time. But that's not going to work with a C-2.

D. Sloan: Ok, I have no problem with what you're doing, but Beth's brought up a good point about if you sell in the future, about people wanting to come in making upgrades and maybe putting apartments in and so, like I said. Is there any other license, if they were to sell it to somebody say...

J. Welch: I think we're getting a little bit beyond what the purpose of this hearing is.

D. Sloan: I understand that, we're just looking down the road...

J. Welch: They are taking it from less restrictive to more restrictive zone and there are overall less things available there after the change happens.

B. Denton: So you're saying this is better?

J. Welch: I am saying, it's going to be better for the neighborhood. If I was living there, I would prefer to have this change.

B. Denton: Because it would keep anything from heavy duty industrial from coming back in there.

A. Williams: It couldn't be a feed mill or any kind of that noisy stuff of that kind of significance.

D. Sloan: Well, we were just looking in the future if there was somebody looking to do something in that area whether or not you guys had to rezone, relicense, something in that category, somebody could come in and....

D. Johnting: If they want to live there, they can live there. We don't tell them how to live. But when the public walks in the door, things change and the state gets very involved. It would cost a lot of money to bring things up to code for use with the public, and I don't think anyone would want to spend that kind of money and then turn it into to low-income housing.

D. Sloan: Alright, ok,

B. Denton: I am all for somebody coming in and doing better, the last guy that was there, he did improve things. I know the rest of the building looks awful, but he did fix the front of it up so it looks better. But I have been in there, I know what it's like on the inside and I know what his living conditions were and it was pretty bad. It looked some homeless person was living in there. I know it.

D. Johnting: But that wasn't really permitted there at that time.

B. Denton: I know, but it was bad. Yeah, it's pretty bad.

A. Williams: I will be honest, I was surprised when I first looked at the place that it had...usually in showers stuff that I am used to seeing back where I'm from in Pennsylvania you'd see an occupancy permit and that sort of thing, something in there of having a residence, but being out of state it was a bit of a transition for me, there's some stuff of your guys that is the same, other stuff is different, so I was doing my best to study up on what was the norms and what was and wasn't as well as talking to the realtor and try [inaudible] unmistakably as I had read up in a C-3, due to that he said he was living there in 2017 and throughout until he went to Chicago it made sense to me that he got it under there because it said under there residential uses I misread under the C-3 stuff for if he got it legal grandfathered or legally allowed that that in turn, that would possibly go into, because it the uses for M-2. I missed that legally speaking that he didn't actually get that formally legally established.

B. Denton: And you probably didn't see what he cleaned up in there before you took over.

D. Sloan: A bunch of old tires and junk.

B. Denton: Well, it had a lot of bird crap and mouse stuff. I know I wouldn't have wanted to go in there and breathe that, I still wouldn't want to go in there and breathe in what's in there. It's dangerous.

D. Sloan: Well, it's been a feed mill for...

A. Williams: Since the thirties it looks like from the records, from the factory, based on the thirties on out, in some ways seeds or feeds is what it was mainly used for. Jay Long was the company.

B. Denton: At the end of the day, what?

D. Sloan: Well, it's up to you.

B. McCoy: Right now, if one of your neighbors wants to sell, they're M-2, and they could do anything in that M-2 list if they've got room.

B. Denton: I know but nobody's house is big enough to have apartments.

B. McCoy: I know but I don't know what would fit in there. I'm just saying, this is more restrictive than anybody currently has.

A. Williams: And I do want to say we did try to get the city to do a block rezoning, to look into asking the neighbors for block rezoning and they said no. Because we were thinking of because your concern about residential and what's around you guys, we were thinking the same thing because of the industrial ones that used to be Ross Mold and now they put it in some kind of corporation thing for taxes or something of the sorts, that those plots there are all zoned industrial. And they are taxed industrial. That was our bigger risk thing for them to try to put something in later on. Because obviously as you know the plant has been out of use for a long time and back in Pennsylvania, that company has been doing some things. With the others they have just been leaving them set. So that was our concern regarding to you guys. But we were going to try to go door to door but the city said no to that so we didn't. Try to look over it more as an overall plan. But when the city said no to that when we brought that forth that's when we decided to do it as a singular then.

D. Sloan: Ok. If he goes from industrial to residential will that lower his tax rate, for that area?

R. Abel: He's taxed on the use and the use is probably I believe residential now.

A. Williams: It's being taxed at commercial right now. Even though it's in M-2.

R. Abel: It goes down to whatever use they're using it for. If they are using it for residential, all those people who are in the houses zoned M-1, I guarantee you are paying residential rates.

D. Sloan: Ok.

B. Denton: I don't see anything on this list here that says anything on an apartment building.

D. Johnting: It includes anything below that, and an apartment building is less than C-2. It would take an R-2 or R-3. So C-2 includes anything on that list and anything below that.

R. Abel: C-3 isn't in here, so M-1 includes anything in C-3, M-2 includes anything below it. The C-3 that's missing here states on the top of it no residential uses. The C-3 does, the C-2 below that allows residential uses.

A. Williams: And there's some that got grandfathered in which is where I got mixed up on, at the top of the C-3.

B. Denton: Yes, we understand that.

A. Williams: And if you guys are concerned about taxes, I mean everything's only done at the use.

President Calhoun: Does anybody else on the board have any questions?

D. Sloan: Well, I guess we're good guys. Thank you.

S. Byrum: May I?

President Calhoun: Yes, go ahead.

S. Byrum: Shon Byrum, 802 Beeson Drive, Mayor of Winchester. I just rise to say that I fully support this change of zoning. And thank you for your plan to invest in our city.

A. Williams: Thank you.

President Calhoun: Thank you. I will entertain a motion for a recommendation. It has been moved and seconded for a favorable recommendation. All those in favor say, aye. Roll call vote please?

D. Johnting: Don Calhoun, yes, Bob McCoy, yes, Gary Girton, yes, Andy Fahl, yes, Bryn Albertson, yes, John Reece, yes, Adrian Moulton, yes, Amy Alka, yes, and Aaron Stephens, Paula Keister, Jim Hufford, Dan Vinson and Missy Williams are absent. Favorable recommendation.

President Calhoun: So now it will go to the city?

D. Johnting: Yes, the meeting is October 1st.

President Calhoun: Next on the agenda is Anita Cunningham, APC2018-15-Z. Would you please come forward and state your name and address and what you'd like to do.

A. Cunningham: My name is Anita Cunningham, 235 N High Street, Union City, Indiana. I am wanting to change from R-1 to R-2. I have a duplex. In the ordinance I am grandfathered in, but now I want to refinance or sell my place and the bank says I have to rezone to do that to an R-2 to do that.

B. McCoy: Has it always been a duplex?

A. Cunningham: Yes. I have been there twenty eight years and it's always been a duplex. And my parents owned it before that.

President Calhoun: Is there anybody in the audience who wants to speak to this petition? Does the board have any questions? I would entertain a motion for a recommendation. It has been moved and seconded for a favorable recommendation. All those in favor say aye. Roll call vote please?

D. Johnting: Don Calhoun, yes, Bob McCoy, yes, Gary Girton, yes, Andy Fahl, yes, Bryn Albertson, yes, John Reece, yes, Adrian Moulton, yes, Amy Alka, yes, and Aaron Stephens, Paula Keister, Jim Hufford, Dan Vinson and Missy Williams are absent. Favorable recommendation. The hearing is September 24th at 6pm.

A. Cunningham: Do I have to be there?

D. Johnting: I don't think so, you are welcome to be there, but I will find out and let you know.

President Calhoun: Next on the agenda is for Casey's Marketing Company, APC2018-16-Z. Would you want to come forward and state your name and what you'd like to do.

P. Moone: Good evening, my name is Patrick Moone, I'm with Farnsworth Group, I am a civil engineer and a consultant for Casey's and I am representing them today. Alex Schelling is actually

their real estate associate for this area, but he had a meeting he had to be at the corporate office today and tomorrow and couldn't be here today.

P. Faddis; I am Paul Faddis, I'm with Tarter Realty and I am representing Casey's.

P. Moone: So, before we get started, I'm not sure how much you know about Casey's General Stores in general so I'm just going to give you a quick overview of the company and then I will get into the presentation. The company actually started in 1958 in a small community outside of Ankeny, Iowa. The owner at the time developed several stores, and in 1968 a couple of his investors whose names started with K and C, and that's where the Casey's actually comes from. They convinced him to expand and do some more things and get into the automotive fuel sales, and some other things. So that's where it starts, they're actually into their fiftieth year with the name Casey's General Store. With that, all their stores are corporately owned, there are no franchise stores. They do that for a variety of reasons, they want to maintain the quality of their products, their food products, their fuels, how the store looks, and just the general appearance of the store as well. Most of their stores, actually 50% of their stores or more are in towns of 5,000 people or less so I can't remember Winchester's but I think they are right around that area if I remember correctly. That's their bread and butter, that's where they started and that's where they continue to operate all their stores as much as possible. They started going into the bigger communities but they are not as successful there, because there's more competition. They tend to go where the primary grocery store or gas station has either gone out of business or is struggling and they come in and basically what happens is when they come in the other stores have to renovate and do other things and it increases the competition between them. So the other stores in general also start doing better. I did a presentation a couple weeks ago and actually one of the council members actually did some research and found that to be true. That was the first store we did in Olivette. So with that I just wanted to go over the project and I didn't realize I was going to have folks behind me but I've got some boards I want to go over with you, basically I think everybody knows where the site is located on State Route 32. The four lots here that are zoned residential that they would have to get rezoned to C-3 for the proposed use. In talking with planning and so forth this area seems to be an area of transition over the last several years. There's been new commercial, there's a bank, a dentist, H & R Block, and a couple of other things that have gone in recently down the street so it kind of lends itself to rezoning for a commercial use. So with any new development that comes in there's always a lot of concerns, we get the same type of questions, always the same four or five topics, traffic, drainage, lighting, landscaping, and the building itself. And I actually have a rendering of the building. With that, this is the current site plan that we have proposed. We have submitted this to planning as well, we've talked to INDOT and done a traffic study for the site for a full access at this location and a shared access with the hotel and restaurant on this private drive. So the only change that DOT had on our traffic study was that this drive was actually moved back to this location, we had it closer to the intersection and they were concerned about traffic getting in and out so we have done that. That is not a concern. It's going to be shared access, shared maintenance agreement with the existing property owner as well. I believe they've got that all worked out. The traffic study indicated that there's no right turn lanes and no left turn lanes required at either intersection; they're both going to function with the same level of services as they currently operate. The landscaping and buffering per zoning code there's required a twenty foot buffer over here on this side because it's still a residential lot, between the back of the curb to the property line. I don't have the exact distance but it's a little

over thirty feet, so we've got a little more green space provided over there. We'll do a full landscape plan as required and it's part of the final site design plan. I don't have a landscape plan at this point for the spring, but that will be required. Storm water detention. With traffic, drainage is always the biggest concern. It's going to be adding a lot more concrete and impervious area. We actually have two codes we have to follow for this. The site basically where the houses are split the site in half, half drains to the DOT right of way, so we have to follow their codes, and towards the back we will be following Winchester's codes as well. So we started putting the numbers together and we've determined that we're bringing the site more this way. We've already determined how much drainage is required and we need to store approximately 9,000 cubic feet of water run-off before it leaves the site. So the rainfall events for a ten year and a fifty year event cannot be exceeded once the site is developed so we have to maintain those run off rates at the same rate. So that's why we have such a large underground detention basin. That's another thing that people don't like is the aggregate detention basins that tend to get soft, and water tends to stand in it all the time, so Casey's has gone as of three weeks ago all their sites have underground detention. So you will not see them. They will be underground and have to be maintained. Site lighting. I actually have a photometric plan here. Unfortunately it's difficult to read partly because it's a computer model, then they put their lights on and generate all the foot candles, basically one foot candle's at one candle at one foot off the ground basically. The light levels that you would read at the property lines. For the most part from this point on, there are zero foot candles at the property line, so the goal is to maintain all the light and direct it all into the interior of the site. These lights here, they throw a little bit of light over here, there's about .1 or .2. The idea is to show all the light to the interior of the site for safety and security reasons. Light up the intersection at both locations so it's easy for the customers to find the entrance in the evening and easy access in and out. And then for security purposes there are additional lights around the front of the store. The only customer entrance into the store is in the center of the building. The last thing I have and I will open this up for questions I know the audience will probably have some questions as well. The typical building elevation for this store, there is the red panel with their logo at the front. This is a hip roof and all the equipment is on the rooftop, it's screened from the front. There's no access from the ground. They used to have all their equipment on the ground at the back of the store but they ended up having issues with that so everything is on the roof now for security purposes. A couple of other things I wanted to mention is the number of employees for the store. That's another question that typically gets asked. This particular store has between fourteen and eighteen employees. Two to three are full time and the rest are part time employees. There's a store manager, assistant manager and then a manager for their kitchen. Generally site development costs are about three million dollars by the time they purchase the site, get the building up and get it all ready for opening it's about three million. Another question that usually comes up is taxes, how much is paid in taxes that comes back to the community. We did one in just outside Indianapolis and it was between \$29,000 and \$32,000 in taxes coming back to the local community based on combination of sales tax and property taxes. That's pretty much what I have got. Is there any particular questions in getting this rezoned to a C-3 Commercial use?

B. McCoy: Is this 24/7?

P. Moone: If it is close to an interstate they sometimes do 24/7, but it's usually what the market bears, if the rest of the market is not doing 24/7 they will not do it. Typically open hours will be 5 or 6 again depending on how the market drives it, and then close between 10 and 11. But again it's market driven.

President Calhoun: As far as wages for employees, what kind of wages are you looking at?

P. Moone: Unfortunately that's one question I don't know. I'll be honest that's the first time anyone's asked me that. I can find out if you'd like me to.

President Calhoun: Any other questions from the board.

A. Fahl: Do you know offhand from your proposed west driveway how far it is to the southbound ramp off 27?

P. Moone: It's probably going to be about 470 feet roughly.

A. Fahl: Thank you.

President Calhoun: Does anybody in the audience have any questions that would like to come forward?

[Unknown]: I just want to know if this is going to be large enough for semis to pull up there. Because Anchor Glass Plant is right across the road and as far as I know there's nowhere close other than Lynn for them to fill up ever.

P. Moone: No, it's not going to be large enough for semis. It does have diesel fuel, but it's for passenger vehicles only. It's not set up for the semis to get in our out. That doesn't mean somebody won't try. To be honest, but it's not designed for that.

[Unknown] Thank you, that's all I wanted to know.

P. Faddis: Yes, I would say on behalf of Tarter Realty and in working with Casey's they have been outstanding to work with from a community development standpoint. One of the things that came up dealing with Referees and the hotel and the bank was a signage issue and they were really good to work with them. In talking to Errol Klem, they were good to work with making sure that their signage didn't interrupt the current signage there. Wanting to work with the hotel group and making sure that they were good stewards of that driveway, they didn't want to force this issue into that place, you know they wanted to be in a place where they were welcome and having dealt with others, they've been great to work with.

S. Byrum: Mayor Shon Byrum, 802 Beeson Drive, Winchester, I fully support this idea. Anytime someone wants to develop in our city and bring in revenue, we have to chase it. We have to go after it. And they are a reputable company, I have seen their stores, they are clean, they are accessible, and I think it's going to be a value added to our city. I support this.

P. Faddis: To Shon's point, Forbes rated Casey's in the top ten most trustworthy mid-caps in 2017. They have a proven track record as being trustworthy in the community.

President Calhoun: Unless anybody else has any questions, I will take a motion for a vote. It has been moved and seconded to vote on a favorable recommendation. All in favor say aye, all opposed no. Roll call vote please.

D. Johnting: Don Calhoun, yes, Bob McCoy, yes, Gary Girton, yes, Andy Fahl, yes, Bryn Albertson, yes, John Reece, yes, Adrian Moulton, yes, Amy Alka, yes, and Aaron Stephens, Paula Keister, Dan

Vinson, Jim Hufford and Missy Williams are absent. Favorable recommendation. Your hearing with Winchester is October 1 at 6:30 pm. I will send them everything that the board got.

P. Moone: Thank you.

President Calhoun: Is there any other business that we need to attend to this evening?

R. Abel: We have been meeting with the solar committee, and hopefully next week sometime we can arrange to meet again. It is progressing. We have been getting information for the Unified Developmental Ordinance little by little. It's mostly for office observation at this point. We do have a steering committee set up, I think that'll probably kick in here in another month or so.

B. McCoy: Is there news on any new wind development yet?

R. Abel: We haven't heard anything.

G. Girton: They say that they are working on it but we don't have any information.

B. McCoy: I haven't seen any concrete trucks going down the road—when we see that we'll know something's going on.

President Calhoun: I thank everybody for making it tonight.

J. Reece: Oh, I forgot the obvious question, are they going to have donuts?

B. McCoy: Casey's? You let them get out of here and you didn't ask that?

S. Byrum: That was asked a few weeks ago in a meeting with the city council and the answer is yes.

J. Reece: This is all good.

B. McCoy: Just make a trek over to Union City and you can sample theirs.

J. Reece: Oh, I'm not supposed to eat them, but you know....

B. McCoy: We won't tell.

President Calhoun: We will adjourn the meeting then.

President, Don Calhoun

Vice President, Bob McCoy

Secretary, Dan Vinson

Recording Secretary, Debra Johnting