

APC MINUTES

SEPTEMBER 21, 2022

Members present: Abby Journey, Tom Chalfant, Don Calhoun, John Reece, Steve Hernly, Coy Applegate, Jim Hufford, Tom Kerns, Bob Lahey, Amy Alka, Adrian Moulton

Members absent: Will Greer, Terry Alfrey

Legal Representation: Jason Welch

Staff Present: Debra Johnting, Director, Recording Secretary

Others present: Steve Shoemaker, Jeff Combs

President Calhoun: It's seven O'clock, so we'll go ahead and get started the meeting of the Area Planning Commission. We don't have any minutes to approve tonight, so we'll go ahead and get started. We have a new member tonight, Abby Journey. So, if everybody would like to introduce themselves to Abby, why that would be alright.

Tom Chalfant, Bob Lahey, Amy Alka, Coy Applegate, Tom Kerns, Jim Hufford, Don Calhoun, Adrian Moulton, Deb Johnting, Jason Welch, John Reece, Steve Hernly.

A. Journey: Nice to meet you all.

President Calhoun: Glad to have you aboard. First on the agenda is APC2022-28-Z, AMP Trucks INC Workhorse. Would you come up and state your name, address, and tell us what you're wanting to do.

J. Combs: Jeff Combs, I'm the Executive Director of Environmental Health and Safety for Amp and Workhorse INC. And what we're wanting to do is take approximately 5 acres of our property and rezone that to become Agricultural to build a 50 x 60 barn on there, to house some Belgium workhorses on an as needed basis for marketing campaigns. So, when our big clients come in, like UPS, Fed EX, we have the workhorses there to match our name, logo and motto and some other things we're look at. We are going to have a little wagon to take them around the property. The barn will have four stalls and then we're going to put a little meeting area when they come in, a meet and greet area where they can get on and do some things there.

President Calhoun: Any board members have any questions?

T. Chalfant: Do you have this at any other facilities?

J. Combs: No, Workhorse's Union City facility is our main production plant.

J. Hufford: Will the horses be housed there permanently or just part-time basis?

J. Combs: No, just a part time basis, we've contracted with a local gentleman who has Belgium horses, he's going to bring them in on an as needed basis and do parades and stuff for us as needed.

J. Hufford: Does it have to be rezoned if it's not going to be a permanent event for agriculture, to just be brought in there for events and then be trucked out again?

D. Johnting: Well, they'll be staying there for periods of time.

J. Combs: Yes, they'll be there for two or three days a week. Just depends on what event we have going on.

J. Hufford: I was just wondering because if we have horses out there for the park, and we don't rezone that Agriculture so we can have them there for a week.

D. Johnting: One week for how long? Once a year?

J. Hufford: That's what I'm saying it's just for events.

D. Johnting: They're building a three thousand square foot barn and a meeting area; so I don't think this is temporary.

J. Hufford: That wouldn't be agricultural, that would be industrial too, but that was the reason I was wondering if it really needed to be.

D. Johnting: Well, residential might be closer, but not manufacturing. It's on manufacturing now and so, the commitment is pretty much there to have them in and out on an ongoing basis?

J. Combs: Yes, we've already signed all the papers with the gentleman and he's already doing things for us. We're trying to have the project complete by December fourth for our investors meeting coming up. We're going to have a big open house and all of our investors come in, and we want them to see the horses up where there's a little hill there, we're going to fence it in.

T. Chalfant: Will this revert back to industrial, to what it is now, if that goes away or the horses go away?

J. Combs: Yes.

J. Hufford: That was my next question if they would have to come back in and rezone back to what it was.

J. Combs: Yeah, we talked about that.

J. Hufford: Then I see no problem with it one way or the other.

D. Johnting: And we've talked about the horses on properties in Union City

S. Shoemaker: Yeah, the city has nothing in our local ordinance that would prevent horses from being in the city limits. That was the initial question when we started this conversation, there is nothing documenting that horses are a problem in town by local ordinance.

D. Johnting: But they would be if you had one in every back yard.

S. Shoemaker: Potentially yes, but I would rather have a problem with a horse than some of the other issues. And just so you're aware the city of Union City is 100 percent behind this. We want this to move forward, we will be passing it Monday at the council meeting so they can get a green light, and get the building permits and get moving.

President Calhoun: Okay, is there anybody else, any questions, comments?

J. Hufford: I'll call for a roll call vote.

President Calhoun: Okay, it's been moved and seconded to take a roll call vote.

J. Welch: This is for a favorable recommendation.

D. Johnting: Tom Kerns, yes, Don President Calhoun, yes, Tom Chalfant, yes, Jim Hufford, yes, Bob Lahey, yes, Coy Applegate, yes, Terry Alfrey is absent, Amy Alka, yes, Adrian Moulton, yes, Will Greer is absent, Steve Hernly, yes, John Reece, yes, Abby Journey, yes. Favorable recommendation.

J. Combs: Perfect, thank you.

D. Johnting: And you will need a state release for the building, you're aware of that?

J. Combs: Yes.

President Calhoun: There's been a few changes in the Area Planning office. Randy will no longer be head of the Area Planning or the BZA, so that's up to Deb now. Is there any other business that needs to be brought up at this time?

D. Johnting: As far as I know, unless someone comes in tomorrow, we will not have a meeting next month. And November, your meeting would be the night before Thanksgiving and I'm telling people I'm not going to be here and I'm not going to ask anyone else to be here that night. So, we don't have one in October, it will be January.

President Calhoun: I would entertain a motion to adjourn.

J. Hufford: So, moved.

President Calhoun: Thank you everyone for coming in.

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President Don Calhoun

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Vice President

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Recording Secretary, Debra Johnting