

APC MINUTES**FEBRUARY 19, 2020**

Members present: Adrian Moulton, Steve Hernly, John Reece, Don Calhoun, Gary Girton, Jim Hufford, Bob Lahey, Terry Alfrey, Tom Kerns

Members absent: Amy Alka, Aaron Stephens, Andy Fahl, Bryn Albertson

Legal Representation: Jason Welch

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

Others present: Ed Thornburg, Dion Sipe, Donna Sipe, Don E. Sipe, Deanna Schlechty, Ron Pruitt

President Calhoun: It's 7 o'clock now. Let's go ahead and start the meeting of the Area Planning Commission. Well, I guess from the last time I was here we have got a lot of new people. Adrian, if you wouldn't mind starting out and introducing yourself.

A. Moulton: Adrian Moulton, I am the school Superintendent at Monroe Central, I live in Farmland.

T. Kerns: Tom Kerns, I am on the County Council from Union City.

B. Lahey: Bob Lahey, Town Council for Union City District 2.

G. Girton: Gary Girton, Commissioner.

J. Hufford: Jim Hufford, I am representing Union City.

D. Calhoun: Don Calhoun, and I represent the Commissioners.

R. Abel: Randy Abel, I am the Area Planning Director.

J. Welch: Jason Welch, Board Attorney.

D. Johnting: Deb Johnting, Area Planning.

J. Reece: John Reece from Lynn.

S. Hernly: Steve Hernly, Farmland Town Board.

T. Alfrey: Terry Alfrey, Winchester City Council.

President Calhoun: Ok, thank you. Has everybody had a chance to look at the minutes of the last meeting?

J. Hufford: I'll make a motion that we approve the minutes as presented.

B. Lahey: I second.

President Calhoun: It's been moved and seconded we accept the minutes of the January 22, 2020 meeting as presented, all those in favor say aye, all those opposed the same. Ok, on the agenda tonight

we have APC2020-1-Z, Backstay Lofts LLC. Is there a representative from Backstay, would you please come forward? State your name and address for the record.

J. Anderson: Jon Anderson, I am the developer of the Backstay Lofts Project.

President Calhoun: Would you want to explain what all you are doing, or wanting to do?

J. Anderson: Sorry, I have little voice right now, so I don't know if anyone will be able to hear me. The Backstay Lofts Project is the old Backstay Welt Building in downtown Union City which we acquired about a year to year and a half ago. We have obtained tax credits and other financing to be able to convert that to fifty units of affordable housing. So, we have the entire building redesigned and there will also be some community space in the first floor of the building as well. This is rezoning from a C-3 to C-2 to allow for the more intense multi-family use. We will have parking in the lot across the street at the old Kerns site. Construction should start in March, although you may not see anything until April. We have to remediate the building. And construction will be complete by the end of next year, so the end of 2021.

President Calhoun: Do any of the board members have any questions or comments? Is there anybody in the audience who would like to come up and speak for or against?

R. Pruitt: Can anybody come up and ask questions? I think he's wanting to know what's going on with the back lot? Because he's attached to the back lot. We just wanted to know what was your plan for the back lot behind the boiler room, that great big grass area.

J. Hufford: It's where the boilers used to be across the alley.

J. Anderson: Yes, so that boiler building is going to stay. We're not going to remove that, and that will just remain grassy area. So we are not making any changes to that area. That boiler house has some contamination in it, and so it's like Pandora's box, so we're going to leave that as it is, and just clean up the building a little bit.

R. Pruitt: Are you going to close the alley?

J. Anderson: You know, we are still talking to the Mayor about whether or not we're going to close the alley, we may just because we'll have a lot of people living there and the city has offered to vacate the alley. We do have a tunnel that runs under that alley. But we'll have to deal with and it's still under discussion.

J. Hufford: If they did close the alley it wouldn't be closed all the way through it would just be closed along the building part there?

J. Anderson: Just closed between Oak and the other alley. The alley behind the building that is parallel to Oak would stay open.

R. Pruitt: I have another question, about the grassy area back there, are you're not going to put a fence in or anything like that? Will they still be able to just sit in their garage and watch people?

J. Anderson: No, we're not putting up any privacy fence or anything at all around that grassy area.+

R. Pruitt: I have been mowing that grassy area for years.

J. Anderson: You're welcome to keep doing that....(Laughter) I may give you a call.

R. Pruitt: You're going to leave the building up there? How are you going to secure it?

J. Anderson: There is only one door and a couple of windows now so we'll secure that and leave it as is.

R. Pruitt: Make it look better than it does now and then leave it?

J. Anderson: Yes, we'll clean it up a little.

R. Pruitt: And another thing, what about that water tower, the water tower up on top of the building?

J. Anderson: The plan right now is the water tower stays.

R. Pruitt: Because it looks like it might come down any time.

J. Anderson: No, it's actually pretty solid, I have had my engineers up there. It's not coming down any time soon unless the rest of the building comes down which probably won't happen. You know, I like it. This is what we do, we rehab historic buildings, and that water tower is a pretty cool thing. I love seeing that as I'm driving into town. And it is a lot bigger than you think it is, because you're looking at it on top of a three story building. So, unless someone wants to take it off my hands and do something cool with it and pay for it, then it's probably going to stay right where it is.

R. Pruitt: I didn't know how it was secured to the top of the building.

J. Anderson: The engineers have looked at it, and it's solid, there's no rust through, there's none of that, so it should be fine for another fifty years or so. But you know it's been up there for a long time. And nothing we do with the building is going to change anything about it. It's been vacant for probably thirty years.

President Calhoun: Does the board members or anyone else have any comments or questions?

J. Hufford: The only comment I have is I will be glad to see something go in there, there comes a point when it's not useable at all.

J. Anderson: It's actually a very sound structure. And so, we do this a lot and structurally it's one of the better buildings that I have been able to get my hands on. And it's going to make some really cool apartments because it's wide open space. A lot of times we have to deal with the space that's there and because this is wide open we're able to do some things that we may not be able to do at other projects.

President Calhoun: If there's no other questions I will entertain a motion for favorable recommendation.

J. Hufford: I will make a motion that we proceed with a vote.

B. Lahey: I second.

President Calhoun: All those in favor say aye, may we have a roll call vote?

D. Johnting: For favorable recommendation of zoning, Bob Lahey, yes, Jim Hufford, yes, Terry Alfrey, yes, Gary Girton, yes, Don Calhoun, yes, Tom Kerns, yes, John Reece, yes, Steve Hernly, yes, Adrian Moulton, yes. Favorable recommendation. That will go to the Union City City Council on Monday, February 24th, and it's at 6pm. And you will need to be there.

President Calhoun: Do we have any other business that we need to talk about?

D. Johnting: We do have a hearing next month, it's a rezoning for Modoc.

R. Abel: I would ask everybody, have you done your homework and read your solar ordinance? You've still got time to do it if you haven't. I know it's a long read, it's pretty long, so, any comments you have we'd like to hear them. Read it and give us your feedback. We still haven't heard from EDPR yet, they're supposed to get back with us again hopefully this week or next week. I can't remember when we met with Envenergy, was that before or after the last hearing?

D. Johnting: We were going to meet the next day, on a phone call.

R. Abel: I have made a few changes that Envenergy was worried about and so we added a few things, maybe we'll send those out in an email, that's a little easier for us. But, basically it's the one you received last time, just minimal changes. I think I added in setbacks to churches and public places, that was one of the things we added.

D. Johnting: The height of the panels moved from 15' to 18'.

R. Abel: Yes, they wanted it moved up to 18', they wanted to accommodate the terrain, they wanted that changed. We made a few minor changes like that. Anyway, we welcome all feedback.

A. Moulton: What's the time line on this?

R. Abel: As soon as EDPR gets back with us we're going to try to make whatever tweaks they're looking at if we think they're reasonable, and we'll probably publish it and put it in the paper and put in on the website and try to get some public feedback then. So hopefully, when we have our meeting next month we'll have something we can present to you, and I'm not necessarily saying you have to pass it next month. But at least it give us a chance to get some public in here and get a little feedback on what the public is feeling about it and what direction they want to go, and go that direction, and hopefully the more people we get involved I think the better.

[Unknown]: The reason I was asking, the reason I am curious as to the proposed projects that are out there now, I mean, will this document, will they have to fall in line with this? Is that the thought?

R. Abel: I think that's the thought right now, because we haven't received any applications as of right now.

Unknown: I didn't know where they were.

R. Abel: And if we did receive applications now it would be pretty prohibitive because of the, right now the way our ordinance is worded, the fee schedule goes off of square footage, at least in the

Building Commission. And obviously that would be very prohibitive for a 2,000 acre farm. At 4 cents a square foot that would be pretty expensive. So, yeah I'm sure they want us to get something through pretty quick, as we can. I don't think they have any plans, but maybe Gary knows, but probably the end of this year, in the fall maybe, is that what they're looking at?

G. Girton: That's the earliest they're thinking. They've even talked about moving it back a year, but that's just talk.

R. Abel: I'm assuming they've already got the power sold, and so there is probably a timeline that we are not aware of, that they've got to get this energy into production by a certain date and we're not privy to that information, so.

J. Hufford: I can't imagine they would be building it without having it sold.

R. Abel: Oh no, now, I have heard of companies doing that in my reading and research, there's actually some companies up around Chicago that have put solar farms in and don't have it sold yet, but obviously they don't have much trouble doing that up there, so.

[Unknown] Now, I have a question, I used to work in that place, and there's a bunch of asbestos and stuff in, throughout that building, and how are they going to take care of that? Are they going to be supervised by the EPA and everything else while they are doing it or what?

R. Abel: Yes, that will have to be a state supervised, they will have to meet state standards for that.

J. Hufford: Are you talking about the Backstay Building? Yes, I think the city has already had the EPA in there.

G. Girton: Yes, he mentioned that they had to delay the work for a month to remediate the building.

President Calhoun: Well, if there's no other business, I will entertain a motion to adjourn. It has been moved and seconded to adjourn. Thank you everyone for coming.

President, Don Calhoun

Vice President, Andy Fahl

Recording Secretary, Debra Johnting