

BZA MINUTES

SEPTEMBER 19, 2023

Members present: Jason Hawley, Bill Davis, Jon Peacock, Don Calhoun, Jim Hufford, Jason Allen, Drew Cleveland

Members absent: None

Legal Representation: None

Staff present: Debra Johnting, Area Planning Director and Recording Secretary

Others present: Brad Dilger, Austin Kirch, Matthew George, Sarah George, Roy Homan, Janet Homan, Sharon Armstrong, Craig Fulk, Sharon Lux, Charlene Greer, Malia Braun, Will Greer, Ed Thornburg.

Chairman Hawley: Good evening, today is September 19, 2023 and it is 7 O'clock. I'd like to call the hearing of the Board of Zoning Appeals to order. First, I would like to have the members go around and state their names for the record. My name is Jason Hawley. Bill Davis, Don Calhoun, Jim Hufford, Jason Allen, Drew Cleveland, Jon Peacock. Thank you very much. First on the docket is the approval of minutes from the August 22, 2023 hearing.

B. Davis: I make a motion to approve as presented.

J. Hufford: Second.

Chairman Hawley: All in favor say aye, motion carried. Minutes accepted as presented. Tonight, I would like to review the rules for petitioners. The petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation the board may ask questions. After that anyone wanting to speak for or against will have three minutes each and the petitioner will have an additional five minutes to respond to those questions. First up on the agenda we have BZA2023-30-SP, Indiana and Michigan Electric, filed by Brad Dilger. If you would please step up to the table and state your name and address for the record. It looks like you're requesting a special exception for a public utility to build a new substation.

B. Dilger: Yes sir. My name is Brad Dilger, 129 East Market Street, Indianapolis, Indiana. I am here with Austin Kirch. I am with EDP Renewables, North America. We have Headwaters Wind and River Start Solar in Randolph County. We are here this evening to request a special exception for recently purchased agricultural parcel, just north of County Road 300 South to be used by AEP and the EDPR to build a switchyard and substation to support a third phase of River Start Solar. The switchyard will connect to the existing high voltage overhead line that is currently owned and operated by AEP and the substation will be owned and operated by EDPR North America to support the third phase of solar which is 150 watt megawatt project. With a current operational date scheduled for somewhere in the mid to late 2025. So, we are here just to present this information and I believe you all have the same printouts that I have. I am here to answer any questions that you may have or field any questions that may arise.

D. Johnting: Later on, there will be another parcel split, part of it will be split off and sold.

B. Dilger: That is correct, per the procedure with American Electric Power, AEP, they require us to then split off a small section for their equipment only. So that will be at a future date.

Chairman Hawley: With that, will that be an approved split?

D. Johnting: Randy said that was fine for the parcel split.

Chairman Hawley: Okay, I was curious about that. So, there will be another building going on this, will there be another building to store that equipment going onto this parcel?

B. Dilger: It's just going to be a standard switchyard, I have larger versions of that if you'd like to see that.

Chairman Hawley: I've seen that I believe.

D. Cleveland: Is access off of 300?

B. Dilger: Yes, sir. It will be a new access road built with the easement for the current landowner, the adjoining landowner and AEP.

Chairman Hawley: Are there any other questions from the board? Seeing no other questions, is there anyone here this evening that would like to speak for or against the petition tonight?

C. Fulk: I've got some questions. My name is Craig Fulk. I live at 10308 West 300 South, Parker City, I own the adjoining property. I've got quite a few questions. They say they are tapping into the power lines. The power lines go across my property, they don't go across their property, where they are going. So how are they going to attach to those without being on my property? They're asking about irrigation. I put in two different tiles in the past thirty years, and tried to get the previous owner to tie in. He would not and it has washed mine out again. We still need to figure out what they are going to do about that and then they are just now saying something about a storage area? I didn't hear anything about that, all I have heard about is that it was going to be a substation period. I'd like to know how this is going to affect the zoning for our property? Is it going to still be Agricultural Residential, or is it going to be industrial now, since they are putting in a solar farm across the road? I haven't been talked to a lot about this. It was already purchased or leased or whatever they want to call it before I even knew about it. My neighbor is the one that told me. They didn't call me or notify me until I got this letter today about this meeting. They did talk to me one time on the phone but it was very vague. That's it, I think I've got everything.

Chairman Hawley: If there is nothing else I would like to give him the chance to respond and answer questions.

C. Fulk: That's fine.

Chairman Hawley: If you would like to have a seat? Brad, would you like to come back and answer some questions, you'll have five minutes to respond.

B. Dilger: Regarding the idea about storage. There will be a control building, which is just a part of the standard system of controlling. When electricity is going back to the grid there is no specific storage other than during construction. There might be some construction material stored there. But it is very temporary. Now the AEP line, there is an easement that exists through there and then per the drawing, it is on the very northwest corner. And the lines do cross in that northeast corner of that parcel. As indicated on the plat and also an engineering-civil drawing also. AEP lines do cross in that area. Mr. Fulk is correct, we did reach out via the certified letter and I did give him a call as well. I have not followed back up regarding if there are any future questions in that respect. Regarding the drainage, we do have current quotes from the local drain tile contractor to address both the drainage in the parcel at hand, and the adjoining parcel. We don't want to create any issues as it crosses east over Mr. Fulks' property. Regarding, I think there was a question about property value. Historically, there has not been an impact of substations with property values, surrounding property values. I do not have any specific documentation to share with you at this time.

D. Johnting: There is no zoning change. All the ground is Ag Intensive and it will continue to be Ag Intensive. This is not a zoning change at all.

B. Dilger: This just asking for a special exception to build this substation on Ag land.

D. Johnting: Do you still have a drainage hearing in the future?

B. Dilger: We are finishing up our civil plans and hope to present that to the drainage board, I believe on the second. The first Monday. So just finishing up those plans and we will present at that meeting.

B. Davis: Craig did that answer your questions?

C. Fulk: Who would be paying for the drainage?

B. Dilger: We would be paying for it.

C. Fulk: All the way across?

B Dilger: That's the current plan, yes.

Chairman Hawley: I guess that would be my big one, I don't want to see it affect this man's livelihood. It's hard enough making a living in this world without that. I want to see that he is well compensated and will taken care of. The drainage is a big deal, especially around here. I wanted to make sure that was handled.

B, Dilger: I completely agree, we have no interest in coming in here and destroying any neighboring properties. We are working with local drain tile contractor and we walked this sight a couple of weeks ago. We noticed the washed out portion on Mr. Fulks property. Discussed and tried to figure out what we could do to deal with that.

Chairman Hawley: And typically, it has to go through there before they can start builds or anything like that, yes?

D. Johnting: It will go through Ed's board.

Chairman Johnting: Okay. So, it has to go through there before we can get construction and make sure that's going to be taken care of.

B. Dilger: So just so I'm understanding, the next step is the drainage board and then come back to here?

D. Johnting: No, draining is always between you and a permit. This special exception will just sit here if you don't have the drainage board's approval.

B. Dilger: Gotcha, understood.

J. Peacock: I just have a question for Ed. Are you familiar with what this gentleman just brought up?

E. Thornburg: Not tremendously. I know there is a tile that comes off that property with the adjoining property. But, they haven't finalized their plan yet. We'll say that I have yet to have a problem with the drainage plan from either AEP or Headwaters. They both have been really good to work with.

J. Peacock: And your property is located east of the property they are going to build on?

C. Fulk: East of the property right there.

J. Peacock: Are you the small property, that's right next to the drive?

C. Fulk: Yes.

J. Peacock: Because I didn't see the name on here.

J. Allen: Is there a way, once you get that drainage plan put together, is there a way to just include Mr. Fulk in the process of it? Nothing, just so he is aware of that where the line may go. That way if there is a situation where that he has a line out there that it will be tied in. If it does come across that situation. I know Ed knows, I've ran into situations where there's been new drainage tiles put in and they have been capped off, by the adjoining owner, unintentionally. But if he knows that his line is here and your plan shows you are going across here, he can say, hey make sure you tie my line back in. So, it doesn't cause an issue later. So that everybody is on the same page.

B. Dilger: Yes, we can definitely coordinate with Mr. Fulk and the drain tile contractor and make sure we are all, everything is copasetic between all the different land owners.

C. Fulk: I have a drainage tile, all the way across. I just want to be sure they put a big enough one in to compensate for theirs being on mine.

J. Allen: So, I guess if you guys can meet and talk about this and coordinate that between you there shouldn't be any problems later on?

B. Dilger: We have an internal call tomorrow about the drainage plan. And then once we go over those notes, we will reach out to the local contractor. Then get started on that work. But I do know it was a large enough tile to accommodate any of the run off coming from the adjacent property and also to not disturb the current property.

Chairman Hawley: Okay, are there any further questions, concerns? From either the board or the public? With that then I call for a roll call vote.

J. Hufford: So moved.

B. Davis: Second.

D. Johnting: Don Calhoun, yes, Jim Hufford, yes, Jason Hawley, yes, Bill Davis, yes, Jason Allen, yes, Jon Peacock, yes, and Drew Cleveland, motion approved.

Chairman Hawley: Congratulations, watch out for your neighbors, make sure they are taken care of.

B. Dilger: Thanks, I appreciate it.

Chairman Hawley: Thank you so much. Next, we have BZA2023-32-SP Matthew George, requesting special exception to place a mobile home on each lot zoned residential single family. Is there anyone here that would like to speak that is recommending the proposal. Would you please state your name and address for the board.

M. George: My name is Matthew George. My address 503 South Columbia Street, Waldron, Indiana.

Chairman Hawley: Have you sent notices certified mail and requesting receipts to Area Planning Office and received Article V, Conduct of Hearings?

M. George: Yes.

Chairman Hawley: Okay, go ahead. You have fifteen minutes, tell us what you are looking for.

M. George: Okay, thank you to the board for hearing me tonight. I am here with my wife Sara George. We are looking to place one mobile home on each of the three lots at 210 Indiana Street, Woodlawn Edition lot 7-8-9 in Parker City. That's kind of what we are looking to do.

Chairman Hawley: And these are going to be single wide?

M. George: Single wide, yes.

Chairman Hawley: Do you have dimensions by chance?

M. George: We know to meet the setbacks they would need to be 12 to 14 feet wide. I'm trying to clear this hurdle first before I got to deep into it you know. I know we need to be 950 square feet, at minimum and we can't go any wider than 14 feet according to lot size.

Chairman Hawley: So, you are wanting to put in three of these, yes?

M George: Yes.

Chairman Hawley: I guess this is just me thinking out loud, again this is just my personal thoughts on this, I'm kind of curious. I'm not quite sure what the number is before we move into mobile home park?

D. Johnting: It's four or five, but that's on the same property. These are on different properties.

Chairman Hawley: I was just curious.

J. Hufford: What is the size of the lots?

M. George: One is 35 wide and two of them are 42 wide I believe.

J. Hufford: So very narrow lots.

M. George: They are pretty narrow lots, that's why 14 feet wide would be maximum we could do. And I believe they are about 125 long.

D. Johnting: He would be able to meet the front and rear setbacks and the side setbacks. And without using the 10% rule.

M. George: I have not dug that deep into it yet, but we just know the width to meet the setbacks. I would do two to three-bedroom units. They would all be 950 square feet.

B. Davis: Are you looking at new units or used?

M. George: I would be looking at new units yes. If I would go with used units it would nothing older than ten years probably. I would definitely like to do new.

J. Allen: I'm assuming with each of those lots you are going to have separate water, separate sewage, separate everything to those.

M. George: Yes.

Chairman Hawley: Are you talking about putting in concrete runs, or are you going to do slabs, pillars, what are we looking at? For foundational consideration?

M. George: I did a brief talk with my bank and they are going to want them on a foundation. So, that's about as far as I've gotten with that.

Chairman Hawley: Because that's where we have kind of hit the thing the last few sessions have been about what kind of foundation we are looking at. I think once again we are back at that again, if we have a stick building, correct me if I'm wrong, wouldn't really have an issue, am I wrong on that? That's how I remember it.

D. Johnting: You wouldn't have to have a hearing, but you would have to have a shot gun house.

Chairman Hawley: Right, yes, very narrow.

D. Johnting: Yes, it would be very narrow, maybe two or three stories.

Chairman Hawley: Yes, so that's kind of, I am just trying to wrap my head around it.

D. Johnting: That's not to say they are not buildable, but a very narrow house to get 950 square feet.

Chairman Hawley: That's kind of where, I was just trying to remember.

J. Allen: What is the intent for the houses anyway, just to have the homes or are you going to sell them for individual purposes?

M. George: I had not fully decided that yet, it would either be rentals or I would sell them individually. If I did do rentals I would hire a local property manager, to manage those so they could be close to the situation. Likely I would sell, that's what I am leaning to at this time.

D. Cleveland: These are three separate properties? Are there three separate parcels?

D. Johnting: They have one address but there are three separate parcels there.

Chairman Hawley: Is that new or was it always platted out that way?

D. Johnting: Platted that way. That's why they are so small. That's the original plat.

Chairman Hawley: Are there any other questions from the board? Thank you, sir. Is there anyone from the community that would like to speak either for or against? Would you please come up and state your name and address for the record?

W. Greer: William Greer, 342 East Street, Parker City, Indiana. I am Town Council President there in Parker City. I am also one of the abutting properties so I thought I'd speak first. I got a petition with 58 residents of the town, not counting people who got the certified letters. We the undersigned do submit this petition in our strong opposition to the proposed special exception that would allow the placement of mobile homes within the R-1 Residential zone and believe that if you grant this special exception, it would have detrimental effects on community's character, property values and overall quality of life in that area. We got a couple of them in that area. We already have two or three of them, not even sure they had the special exception in the first place. This is what they look like after a couple of years, we've got like five mobile homes in town, six. Four of which are abandoned. This is the property in question right here. Indiana Street is not even a street at the moment. It's a grass alley, it's an easement. It's not paved, there's no infrastructure there for anything at the moment. This one is abandoned and this is the property right there in question. I just heard about this a couple of days ago, and I would have probably had a thousand signatures if I had a couple more days.

Chairman Hawley: So, I guess I'll pose kind of the same question, is it the idea of having a single wide trailer that's the issue? If it was a stick-built home would it be better off? What would help with the issue I guess?

W. Greer: For the R-1 zoning to be used as it's intended, as a house, a single family home, you don't want to see someone bring in junk, someone to drop a buck and drop property values down in the process. Doesn't even sound like much of a plan in the first place from what I heard. Tell me if that answers your question?

Chairman Hawley: I am just trying to get my head around it, and that's just me.

J. Hufford: That's the problem with the size of the lots. If you build on that and you've got your setbacks on each side, your houses are going to be small.

W. Greer: There's no room for steps, kids to play or anything, we have another trailer park on the other end of town and it has got plenty of open spots for people who would like to rent or move a mobile home in down there. After a few years it seems like they all deteriorate, they don't have

deeds they have titles, that's the transient nature of them, they are on wheels. I don't know for sure if it's on a foundation or going to be on blocks. In fact, he says that he is going to have a local manager, not sure about that because we have a couple vacant landlords in town already that you can drive through Parker City and pick out the vacant landlords as you drive down the street.

Chairman Hawley: I do apologize sir but that was time.

W. Greer: Okay, thank you.

Chairman Hawley: Is there anyone else who would like to speak? If you would please come up and state your name and address for the record.

S. Armstrong: Sharon Armstrong, 203 Randolph Street, Parker City. Our home is adjacent to the abandoned trailer next door that is being cleaned up, at 210 Indiana Avenue. Then right behind is this grassy field that hasn't been mowed all year. On that property is an abandoned trailer that has been abandoned for several years. My concern and the concerns of my husband is that when trailers come in it not only going to lower the property value of our home because it's just right there. And two, we're are not sure in five to ten years who is going to come and go. My husband has lived there for over 50 years, there in Parker City in that same home. If this is approved, and I respect your decision, but if it is approved, I would be forced to sell if something happens to my husband. Just because of the value of the property. At this point with no disrespect to anyone here or anything, at this time, chemicals are being sprayed on the lawn at the trailer right next door to us. What I believe at one point, was gas so much so that my husband and I went over and spoke to him. We had to close our windows. We asked what are you putting on the ground, there is no grass. I have photographs of that trailer itself, I have photographs of the empty lot and maybe it all can improved. But I have serious concerns. And I'm just asking you just to hear my petition. That's all.

Chairman Hawley: The chemicals that are being sprayed are they on the lot in question or from the existing home that's been abandoned?

S. Armstrong: They are, like our home is here, and there's a trailer right next door and they are on that lots that he is cleaning up. And he wears a hazmat suit and I do not know what he is spraying on the lot. So, I do have environmental concerns, I have concerns for property value and just the overall health of the community and for us as well.

Chairman Hawley: Thank you. Is there anyone else here that would like to speak? Would you please come up and state your name and address for the record.

E. Brown: My name is Emilia Brown, 317 East Howard Street, Parker City. I am the property to the north of the lot that they are talking about. I actually don't see that property from my own property because of the railroad tracks and a large tree line there. But, interestingly enough since I lived in my home and since the trailers that are already abandoned there have been there over the years, I have actually had a lot of issues with the people that have lived in those trailers. They come across the railroad track, I have had kids in my pool, I've had items destroyed in my yard from the kids that have lived there. I just do concur with Mr. Greer, that it does invite a more transient style of living. I don't feel like people that, especially when they are not in a mobile home community

where are other people all live close together and the property managers live there. People don't take care of, they don't take pride in those types of homes I feel like. It's more of a place to get out of say Muncie or some of the larger communities and to get out into the country. But they don't take pride in those types of homes, and so I feel like its just inviting more blight in our community. We have a mobile park already, where the people live there that own it and even then, it is hard to keep track of who is coming and going and keep those places up. But at least they are all together. To have them out where they are there's no accountability for keeping your property up. I feel like it's going to be as bad as it is now, and I think it will be a detriment to our community.

Chairman Hawley: Is there anyone else that would like to speak on behalf? Would you please come up and state your name and address?

S. Seitz: My name is Sharon Seitz, I live at 348 East Washington Street in Parker City. I am in the house directly in front of this property. I have lived there for 75 years of my life, I was raised in this home. The property has never been taken care of since the original home was destroyed. Actually, it was a log cabin, and the person that bought that property tore down the log cabin. The property has just been let go ever since. There is a huge maple tree on the property that is about half of it is down, and nothing has been done with. I don't know that the weeds were cut much last year and none at all this year. I now have problems with snakes and rodents coming over into my property. Due to the conditions of this property, and I'm by myself, I don't have anybody living with me, so I am on my own, and I just feel like it's going to be a problem. As the others said there was people living in the trailer next to me on the other side of the alley. I don't consider it a street, it's just like a driveway back to the railroad. When those people lived there, they didn't control their children and I've not saying that everybody would be this way but I think in the majority of situations like this, kids are allowed to run more and parents don't seem to take a concern to them. If they are even at home and are a permanent fixture. But I just feel like it's going to destroy the value of my property and be more of a problem more than an improvement.

B. Davis: A question for you, the property to the northeast of you what is there?

S. Seitz: To the east of me?

B. Davis: Northeast of you.

S. Seitz: Northeast of me is a double wide trailer on that property and it's abandoned. The person that owns that property has been there maybe twice, at least once this year to mow. He doesn't keep that mowed. So, I mean that's already a problem. And then there is a trailer just across the road from me too. And it's a single-wide and it is just literally falling apart. The people have abandoned it last winter and have moved to Ridgeville recently. I'm not trying to cause the guy any trouble, but I just want to protect what's mine.

Chairman Hawley: Is there anyone else here that would like to speak?

R. Homan: My name is Roy Homan, and I live at 329 South Pennsylvania Avenue, we have property on the corner of Randolph and Washington Street in Parker City. We have three lots there. And not speaking to any one individual or people who have, or have to live in these trailers. My

experience is I have lived in a trailer myself, in Parker City. I'm probably one of the reasons why they got the anti-trailer involved here in Parker City in the first place. But, my experience is with trailers, they look great, they look fine. And a new trailer looks fantastic. But they fall apart while you are living in them. I mean, unless you are on top of it continually there's something that has to be done to them. And if you don't they are going to turn into a piece of crap. That happens really quick. Now, that's my position on it, and I don't want to see Parker City turn into a piece of crap. Trailers do not do well, manufactured homes don't do well.

Chairman Hawley: Is there anyone else here that would like to speak for or against the proposal? Mr. George the floor is yours for five minutes if you would like to make any sort of rebuttal or clarifying questions or clarify your position.

B. Davis: I do have a question before your five minutes starts. Please come on up. How long have owned these 7, 8 and 9 lots?

M. George: I just got the deeds to these last week, so that is one of the things I wanted to clear up. Because I've heard a lot of complaints about the state of the neighborhood which I don't have anything to do with.

B. Davis: I've got a follow up question before your rebuttal. You just bought and closed on those in the last week or two. Did they have a for sale sign out there or how did you acquire them?

M. George: I acquired them through a friend of mine that knew of them.

B. Davis: So, it was not, there was no, the neighbors did not know the lots were for sale?

M. George: No.

B. Davis: Okay.

M. George: I don't think so.

D. Johnting: I've had calls on these for years, in my office. People calling wanting to know if there were tax bills, if they were for sale.

B. Davis: My question is or my thought process is here, others have had or could have had the opportunity to purchase these lots, develop it as they chose, but you were the winner. Okay.

M. George: So, I guess first to the neighbors, I certainly don't want to make the neighborhood worse at all. Anything thing I would do would certainly be to improve things. And then as far as the abandoned properties and things like that next door, the guy with the hazmat suit, I have no knowledge of that. It is not anything to do with what I am trying to do. So, yes, if I was to be given approval, I put new homes on these properties and do the best I could to upkeep them. I've been doing this for 12 years. With other rental properties, in other counties and have had very good success. We have long term tenants, we take care of our properties, we try to provide affordable, safe, clean housing for people. We house many families so, and they stay with us. As far as trailers, there is an undersupply of affordable housing in America and I am sure it is no different in this county. Just trying to provide some more housing. I am going to make some calls this week and try

to get the property mowed and cleaned up since I just acquired it. I need to find someone that can do that for me. That's about all I have to say so...

B. Davis: Sounds like there may be opportunities for other lots available for you to purchase.

M. George: Maybe, maybe, yep, and like I said my goal is to improve things. That's all I have.

D. Calhoun: Would it be something you might consider putting a regular house on, instead of mobile homes?

M. George: Possibly, and I'm not stuck on three mobile home either, I would just like an exception for a mobile home, 2-3 if possible.

Chairman Hawley: That's kind of where it hits us, because the petition is requesting for mobile homes.

J. Allen: That's what I don't understand, is how the original owner, before you, the original owner had a log cabin house on there. The house was abandoned or whatever and it now becomes three parcels. So was it always three parcels? Even with the single dwelling house on it?

D. Johnting: Yes.

J. Allen: So, what, this is just an entertaining thought, would you be entertaining the thought of possibly combining those parcels and building, say a larger modular home n there, that would be more cost effective? Because then it is at least some sort, it's more of a constructive base, more than a trailer. It has an actual foundation.

B. Davis: My response on that, without interrupting your answer would be, I'm thinking the property to the east of that if they are abandoned trailers, I sure in the heck wouldn't want to invest a hundred, two hundred thousand dollars.

J. Allen: I think I probably would want to work with the town council and try to get those abandoned properties taken care of.

B. Davis: Bingo, there you go.

J. Allen. Amen.

Chairman Hawley: The conversations going on in the back cannot be heard by the mike so none of that will not be on the record. So is there was a comment.

Unknown: I just wanted to know if there was a [inaudible]

Chairman Hawley: Again, I hate to be that way but we have to have people om the mic, so if you could step up that way we can have you on the record. I couldn't hear you over here so we can't hear you on the mics. So, you are more than welcome to, I am not trying to shoot anybody down.

D. Johnting: I apologize but tomorrow morning I won't remember everything everybody said.

J. Homan: My name is Janet Homan, my address is 329 Pennsylvania Avenue and we own three lots on the corner of Randolph and Washington Street. I thought there had always been an ordinance

in Parker City that you could only put a trailer on a lot if it was for an ill family member or something like that. Now this is just in Parker City.

D. Johnting: Might be in Parker, it wouldn't be a county ordinance.

J. Homan: No, it's not a county ordinance but it has been previously in Parker City.

D. Johnting: But that would probably not fit with the zoning ordinance if it's an R-1 it can only be one residence if it is R-2 it has to be big enough for two residences.

J. Homan: Early on, because we have lived there forever, we had to get clearance to put a small trailer on the back of our property, for his grandma to live in because she was ill. And we had to have permission from our town council to do that. So, I am thinking that there is an ordinance in Parker about trailers, it needs to be checked into also. And I am against trailers back there.

B. Davis: Okay, I have a question for you. It looks like, I see your property, but the two lots to the east on this it looks like the last name is Moyer. Is that a trailer also?

J. Homan: Yes.

J. Peacock: I have a question for Mr. George. You had several things you hadn't decided exactly how you wanted to handle, if it was approved.

M. George: Sure.

J. Peacock: The foundation, the cement, you had some things you weren't sure about. I understand concern from the people living nearby wanting to understand exactly what you were planning to do.

M. George: Okay. Like I said, I spoke with my bank and in order for financing they would require for it to be on a foundation, so it would be on a foundation. It would be more of a permanent dwelling. Someone made the statement about just rolling in a trailer and transient in nature. But there are many, many people that live in mobile homes for multi-decades and make their lives there. I have a couple of mobile homes currently that we have had for ten years that we rent. They keep them in very good condition. I feel like they have kind of a bad rap, I guess. Does that answer your question?

J. Peacock: What assurance can you give these folks that you are going to be a good neighbor? That you will have units in there to be good neighbor?

M. George: I'm going to put new units there, that's my intention.

J. Peacock: In your presentation you mentioned new or ten years old

M. George: When I get into the pricing of them you know depending on what it's going to cost. My intention is new. I want to do new. And from what I've seen, I have a neighbor who buys mobile homes. What I have talked to him about it looks like I could do new, that would be my first goal.

J. Peacock: I think for us to approve, for me to approve, I can't speak for any of these folks, I want to know how are you going to be a good neighbor to these folks who are concerned about their property values?

M. George: Okay.

J. Peacock: Now, he doesn't have to do this, tonight right?

D. Johnting: We'd have to put on a condition that he can only put new mobile homes on those lots.

J. Peacock: If that was enough to make the neighbors feel better?

Chairman Hawley: We can stipulate the conditions, but whether it will make the neighbors feel better I couldn't venture a guess.

M. George: I'm okay with a condition.

J. Hufford: I can see what the neighbors are concerned about. If they do get the other properties cleaned up that's there now, and now putting in more mobile homes it might start it all over again. That's what they are concerned about.

B. Davis: I'm kind of apolitical on this, I understand both sides of it. It's a good investment opportunity, you're out of town. I'm not saying that you're going to be a good or bad landowner. I could flip either way. I really don't...

D. Johnting: Just keep in mind the any lot that is cleaned up and is residential before there can be a mobile home on it would have come before the BZA. Every mobile home in residential has to have a hearing.

B. Davis: From what I'm seeing here it looks like the properties to the east and southeast of lots 7, 8, and 9 are run down trailers, it appears to be.

C. Greer: My name is Charlene Greer, I'm a resident of Parker City. and I live near the area, I don't live next to these lots. I would like to address those properties with the rundown trailers right now, I do know that the town board in Parker City is in the process of cleaning up the blight in the area and it is something that they are currently working on. They've already have had one property torn down, so I know that's not the direction they are trying to move into. And also, I would like to that, respectfully I disagree with your statement that you see it as an investment property. Sure, it's an investment property to him, but the neighbors in the neighborhood, their property value depreciates so is it really right that one person should be profitable while others are losing the values of their homes? That's what I want to go on the record. And I also want to go on the record stating that I opposed the proposal that they put these mobile homes in. Thank you.

Chairman Hawley: Thank you.

D. Cleveland: I'd like to call for a roll call vote.

B. Davis: Second.

Chairman Hawley: A motion has been made and seconded for a roll call vote, without conditions.

D. Johnting: Roll call vote. Jim Hufford, no, Jason Hawley, no, Bill Davis, no, Jason Allen, no, John Peacock, no, Drew Cleveland, no, Don Calhoun, no. Motion denied.

Chairman Hawley: Sorry about your venture. Hopefully we'll find a good resolution, not only yourselves, but something that will make everyone happy.

J. Allen: Can I make a recommendation. I would, I hear what your intent is, there is a shortage of homes for people to move in to. I might be a good idea to get with Mr. Greer and the town council and just work out a situation where everyone can come to terms. Maybe that way if they start taking down more of these properties and there is an opportunity for you to possibly to receive some of these properties at very minimal cost from the town, because sometimes that happens, that you can invest into a modular home. Because a modular home is not a bad home, they are usually a stick built home. If they are on a solid foundation with a footer, it could still be a good investment for you but also help to improve the property values that are still in the area and not necessarily just a trailer. Just an option, if everyone is on the same page maybe you can work together to make the town better, and that would make everybody else happy too.

Chairman Hawley: Is there any old business to be addressed before the board? I see none. Is there any new business?

D. Johnting: We do have a meeting next month.

Chairman Hawley: Okay, everyone be prepared for that. I know we talked last month about moving up the time for meeting?

D. Johnting: There wasn't enough interest.

Chairman Hawley: Reports on officers, committee and staff? Motion to adjourn? Meeting adjourned.

Chairman Jason Hawley

Debra Johnting, Recording Secretary

Vice Chairman Bill Davis