

**APC MINUTES**

**FEBRUARY 17, 2021**

Members present: Adrian Moulton, Steve Hernly, Andy Fahl, Tom Kerns, Don Calhoun, Tom Chalfant, Terry Alfrey, Jim Hufford, Will Greer, Bob Lahey

Members absent: Bryn Albertson, Amy Alka, John Reece

Legal Representation: Jason Welch

Staff Present: Randy Abel, Executive Director

Staff Absent: Debra Johnting, Recording Secretary

Others present: Jim Nunez, Mayor Bob McCoy, Steve Croyle, Tom Shannon

D. Johnting: There is a mistake on the agenda, on APC2021-3-Z, should be rezone from C-3 (Commercial, regional). The petition, due notice and legal notice were correct, it was just on the agenda. I will correct it for the record.

President Calhoun: Ok, thank you. We'll go ahead and get started with our Area Planning meeting this evening. I assume everybody has a copy of the minutes from the January 20th meeting? Is there any changes that needs to happen or is everything ok? If so, I will consider a motion to accept the minutes.

J. Hufford: I will make a motion to accept the January 20<sup>th</sup> minutes as presented.

A. Fahl: Second.

President Calhoun: It's been moved and seconded to accept the minutes from the January 20<sup>th</sup> meeting, all those in favor say aye, all those opposed no. Motion passes. First on the agenda tonight, we've got APC2021-3-Z, Steve Croyle, Croyle Properties LLC. He's here. Please come up and tell us what you'd like to do.

**APC2021-3-Z, Steve Croyle, Croyle Properties LLC**

S. Croyle: I'd like to thank all of you for coming out this evening, especially with the weather being like it is to do this. And I am going to put in a recommendation to the county that they raise your pay. [Laughter] What we're trying to do is, is we own the, my older brother and I own the properties at 109 and 113 Metz Drive. They set, currently on two lots and we've already taken steps to combine the lots into one. But we are looking at doing some further improvements to both properties, and we wanted to bring the zoning up to par with what it's being used for on the lots where the majority of the houses sit. Those properties are currently zoned C-3, I think that zoning was put in place back when the communities were given an option to address zoning issues before going to an area plan format and I think the administration at that time thought that there was the potential for commercial development along through that corridor. Obviously commercial development has gone in a different direction, there is some down there but I think you can look at the houses on there, and the areas they have shown as being C-3, which is not just on the properties where we're at, but also some neighboring properties. I

have serious doubts that those will ever be going to a Commercial 3 development usage and if they do at some point then obviously there's an option there for somebody to come in and request a change. But what we want to do is we have made improvements to the properties. We want to continue to make improvements to the properties, we're going to continue to add value to the properties, add value to the city of Winchester, add value to Randolph County, and so we are requesting that the lot that is currently zoned C-3 be changed to R-1. Which is what the use is, that is currently being implemented on that property.

D. Johnting: It's not in your packet, but I do have a copy of the request to combine the two lots.

President Calhoun: So, we need to combine the two properties also tonight?

D. Johnting: No, that's been done, it's doesn't actually take effect until November but the request to combine has been made.

President Calhoun: Ok, do any of the board members have any questions? Is there anybody in the audience that has any questions?

Mayor McCoy: Mayor Bob McCoy, Mayor of Winchester, and I just want to say I think what they are doing, I totally support it and I think it will add value to Winchester as well as help our tax base out and that's what it's all about.

J. Nunez, Jr.: My name is Jim Nunez, Jr. and I'm the president of the cemetery, which is just across from the property in question. The board feels that it also adds value so we also support the motion.

President Calhoun: Thank you.

T. Chalfant: Did you buy a lot there, Steve?

S. Croyle: Not yet, I don't plan on going anywhere just yet, but...[laughter]

President Calhoun: Ok, do the board members have any final questions?

J. Hufford: I make a motion we call for a roll call vote.

President Calhoun: Are we going to make that a favorable recommendation?

J. Hufford: Yes.

President Calhoun: Ok. All those in favor of a roll call vote for a favorable recommendation say aye.

D. Johnting: Don Calhoun, yes, Tom Chalfant, yes, Jim Hufford, yes, Bob Lahey, yes, Bryn Albertson, absent, Terry Alfrey, yes, Amy Alka, absent, Adrian Moulton, yes, Will Greer, yes, Steve Hernly, yes, John Reece, absent, Andy Fahl, yes, and Tom Kerns, yes. Favorable recommendation.

S. Croyle: Thank you.

President Calhoun: Now, that will go to the Winchester City Council...

Mayor McCoy: The first.

D. Johnting: February first?

Mayor McCoy: March first.

D. Johnting: March first...Oh, yes, we don't want to repeat February. March first at 6 o'clock.

President Calhoun: Ok, second on the agenda for tonight is APC2021-4-Z, Mike Shannon, MJS Management LLC. If you want to come up and state your case.

#### APC2021-4-Z, Mike Shannon, MJS Management LLC

T. Shannon: Thank you gentlemen for the time, obviously I'm not Mike Shannon, I'm his older brother. Mike is currently having eye surgery so he called me to attend so I will give you all the information I have available. But he has requesting a variance in Farmland. He owns the MJS Mortuaries in Farmland, along with three other places. But he had currently bought the place south of the establishment from Mike Myers, and his idea is to remove the house, and extend the parking lot and pave the parking lot to better accommodate his clientele. And he's been working on this for a few years, because they have had several larger funerals and parking is kind of hazardous there on the main street going through Farmland. And by putting the parking lot in to have more parking that will alleviate some of that, I can't sit here and tell you it will alleviate all of it. But that's his goal. He's even going to make an entrance off the parking lot into the mortuary so that everybody doesn't have to come all the way around it, so it's better for handicap people to get in and better serve the people. The house basically the foundation was failing and if he was going to put it back up so somebody could rent it or something like that, it was going to take too much to bring it up to compliance with the wiring and stuff and feel like it's going to be a better footprint for historic Farmland, and maybe good for everyone. I'm sure he'd make it available if someone needed the space for some kind of an activity that the City of Farmland was putting on. I'm sure he would, and he works well with the city. So, that's his wishes that he would like to convey. He's already made considerable improvements to the existing building since he bought it. He's here to stay and his daughter is in the business and she lives there.

W. Greer: Jennifer lives there?

T. Shannon: Yes, she lives right there in the place, so they are going to be in town. It's not a hit and miss, and he thinks it's going to help the city, and it's definitely going to help him if he can get you guys to approve. I will try to answer any questions you might have.

T. Chalfant: Tom, on the drainage, how's the drainage?

T. Shannon: That would be addressed on a...

D. Johnting: I spoke to Ed about this, since he couldn't be here tonight and he said it was not large enough to require a drainage application, because it wasn't big enough. And he said he would say this, it's not going to hurt anything...I can't say right off it would help but it won't hurt.

T. Shannon: Well, I know before he had it paved he would address that issue, because he's done similar things in his other establishments, in Dunkirk with the state highway going through there. So,

it's not unfamiliar to him and he understands draining water off on other people, or overloading the storm drainage.

D. Johnting: We did have several calls, people were very interested in what was going on. We probably had ten calls, of course there were many neighbors notified, and they were all in approval and we do have the purchase agreement on file as well.

President Calhoun: Does any of the board members have any questions? Does anybody in the audience want to speak for or against? If not I will entertain a motion for a favorable recommendation.

T. Chalfant: I so move.

A. Moulton: Second.

President Calhoun: It's been moved and seconded for a favorable recommendation. Roll call vote?

D. Johnting: Jim Hufford, yes, Bob Lahey, yes, Bryn Albertson, absent, Terry Alfrey, yes, Amy Alka, absent, Adrian Moulton, yes, Will Greer, yes, Steve Hernly, yes, John Reece, absent, Andy Fahl, yes, Tom Kerns, yes, Don Calhoun, yes, Tom Chalfant, yes. Favorable recommendation approved.

President Calhoun: So, that will go to the Farmland City Council for their recommendation?

D. Johnting: I will get with him on the date and time of the hearing and let him know.

T. Shannon: Thank you very much and I will relay the message to him. Thanks again gentlemen.

President Calhoun: Thank you. Is there any other business that we need to discuss? Any old or new business?

R. Abel: I don't know if this is old business or new business, but the committee did meet on the cell towers and basically have no recommendation. Rex Burk and Todd Longfellow came and presented some information to us regarding cell towers. And the consensus was no recommendation. So, I don't know if they will come back or not.

President Calhoun: Anything else we need to discuss?

R. Abel: I can't really think of anything.

President Calhoun: I'd like to thank everybody for coming out tonight, it's nice to see a big crowd. Up here, anyway....[laughter] Meeting adjourned, thank you all for coming.

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President, Don Calhoun

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Vice President, Andy Fahl

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Recording Secretary, Debra Johnting