

BZA MINUTES

OCTOBER 20, 2008

Members present: Charles Addington, Roger Hoover, Bill Davis, Christy Starbuck,

Members absent: Dale Clevenger, James Trautman.

Legal representative: Robert C. Oliver.

Staff present: Cathy Flatter, Executive Director, Jamie Stump, recording secretary.

Others present: See attached sheet.

The meeting was called to order by Executive Director, Cathy Flatter at 7:15 PM.

C. Flatter: The first item on the agenda is to approve the minutes of the September 15th meeting.

C. Starbuck: I make the motion to approve the minutes as they are.

B. Davis: Second.

C. Flatter: All in favor of the motion signify by saying aye. "Ayes". Opposed (none). Motion passed. Jamie I know that all the notices have been sent and it was advertised....

J. Stump: Yes.

C. Flatter: First item on the agenda then is BZA 2008-32-CU. It is Randolph Eastern School Corporation. 907 N. Plum Street, Union City. It is a Conditional Use and on your agendas it is worded incorrectly. It is for the actual wind turbine tower, not the meteorological tower. If you would go ahead and state your names and tell us.

C. Stephen: My name is Cathy Stephen and I am Superintendent

C. Flatter: Oh I am sorry Cathy, at the time of the filing we gave you Article V, Conduct of Hearing. I don't know if you remember that or not but it explains in 4.4 that if we have just 4 members present, which we do just have 4 members present tonight, it takes all 4 of the members to vote in favor of your petition so if you would like for it to be continued to the next meeting in hopes that we would have all 7 members present then you can do that at this time. If not, you can go right ahead.

C. Stephen: I think we just want to go ahead. I am Cathy Stephen. I am the Superintendent of Randolph Eastern and about a couple years ago one of my teachers came to me and wanted to try a small wind turbine and a solar panel project for alternative energy for our students to learn about and we did that and we gathered some favorable data and then as you know, I & M and Horizon decided they were going to do wind farms here in Randolph County and we got to talking about, "Well could we power our school with wind and take away that huge electric bill once we got it paid for?"

C. Stephen: We have been working on that and I will introduce in a little bit the people from Performance Services, they are our energy savings contract engineers and we are looking at this as an energy savings project. We want to put up a wind generator

that will operate almost all year, 98 – 99% of the year. Energy will be provided to all 3 buildings since our buildings are connected we can do that and we hope that it will offset at least 80% of the schools electrical usage. We will be generating electricity at times more then we would need so we would be selling that back to I & M Power through a buy-back agreement which we are still negotiating with them. We are including in this project, scheduled maintenance, because we know that any wind turbine is going to have to have maintenance. It will be secure. We worked on safety issues. It will have a setback over one and a half times of the total height and we happen to be the property owners surrounding that. We have already obtained the FAA approval and then the lighting requirements, they will give us and we will put those in as well. For me, as a school superintendent this project it has two things for, one is certainly the financial aspect. If we can get the prices down and get some grant money and some favorable financing, which we are waiting on the Federal Government to approve all of that, we think that we can pay for this over a 10 year period with the amount of money that we now pay for electricity, which means that it would not cost the tax payers any money at all. After the 10 year payback period, the money that we would normally be paying for electricity would be back in our general fund, which would go for education for kids. A turbine lasts 20-25 years, so we are talking about 10 to 15 more years of that money just coming back to the school corporation. The other thing that we are working on at the same time, and I am sure you have read about it in the newspaper, we are working with the city and other county schools to see if it would be feasible for them to do it but even if it is not, we are working with the ethanol plant, PCI, Energize Indiana, The Work Force Development and Ivy Tech with the idea of bringing a green technology training center to Randolph County where the kids could get vocational credit and college credit working towards an Associate Degree while they are still in high school, where we could train incumbent workers for these new jobs. I mean, if Randolph County is going to have 200 wind turbines out there wouldn't it be a shame if the people that came to work on them didn't live here and just left when they were done? We want to create workers who can do this kind of energy, can work in hybrid conversions at PCI and help work with the ethanol plant so we have applied for a Rural Capacity Grant to start developing curriculum on that. So for us the project is two fold. There has been a great deal of interest. We are featured right now on the Indiana Department of Ed website, Learn Green Live Green and Dr. Sue Ellen Reed has come to visit us and we understand that Senator Lugar is going to come visit to hear our plans and everything as well. We are really excited about it but besides the FAA, we have to have your approval to put this in because I don't think we have any ordinances, do we, at this point?

C. Flatter: The only thing that we have is any type of tower that is going to be producing commercial anything has to go through the Board of Zoning Appeals. We are working on developing that.

C. Stephen: So what I am going to do because I am not the technical expert, I have with me, this is Tony Kuykendall from Performance Services and back here is Pete Beiriger. They can answer any technical questions you have and what kind of planning and work we have done at this point and I think I can share.

C. Flatter: Okay, thank you.

C. Stephen: So Pete do you want to come on up? They have engineering questions for you.

P. Beiriger: Okay thank you.

T. Kuykendall: Would it be helpful for me to give you a quick background on what we've done today....

C. Flatter: Go right ahead.

T. Kuykendall: Okay that gives you guys a little time to ask a few questions. Performance Services, we worked with the Randolph Eastern School Corporation on past energy savings projects and when we brought this idea forward and realized how proactive they were with a lot of alternative projects. We decided to basically look at the feasibility of whether or not this sort of project where you put up a wind turbine to off-set your utility cost that a building or buildings, in this case, would actually be economically possible. Since they already had some of these other projects in the works, with their wind and solar projects, we were able to utilize that data and extract a lot of that data to the height that we are looking at because the wind turbine itself sits on a 65 meter tower and that in conjunction with a lot of the data that is available already for Randolph County, the wind maps and other wind sites. We all put together a pretty good cash flow model to provide to the school to show them what that picture looks like. Our company, we spent a lot of time, actually at the facilities doing the geotechnical studies and actually sighting where the best location for the wind turbine is. You obviously want to be positioned far enough away from the school and any other surrounding structures in case of a national disaster or some other

C. Stephen: Like an ice storm or something like that.

T. Kuykendall: Yes, like a tornado or an act of God that could knock it over. Those things are very heavy and they are not going to go a far distance, however you don't want them to destroy property or anything like that. But you also want to be close enough that you can actually cable and run power to the school cost effectively. So if you saw any of the drawings of the maps that you have, it is sighted about 460 feet away from the school. It is over 1 ½ times the total height, the base of the tower to the tip of the blade away from the school. All the soil samples we got back from those engineers came back really well. Our electrical and structural engineers also approved the design for the foundation and the access roads to get to the actual machine itself. So at this point, we did a lot of due diligence and we are still working with the school. The sooner they get the financials in place to be able to move forward and complete a project of this nature. However this is one area where we are looking for approval to continue these efforts if we can actually get to the goal of putting this thing up.

C. Addington: How high is that going to be?

T. Kuykendall: Total height is 296 feet.

C. Addington: Is that counting the top of the propeller?

T. Kuykendall: Yes to the very top. It could range a few feet here or there depending on the length of the blades and a few other factors.

R. Hoover: I don't really have a question I just wanted to comment that I know Cathy has been working on this project for several years and I'm with Cathy, I am very excited about this project because I think it is an alternative and I think it is a chance for Union City and I will quickly admit that I am prejudice and I want to see things happen for Union City and that I worked with Lloyd Bud and I was trying to get a building that we could use this technology and train people and move them forward on that and I am glad to see that you are still pursuing that Cathy.

C. Stephen: We aren't giving up but it is going to be a long haul.

R. Hoover: I want to say that I live just approximately 2 blocks from where you are putting it give or take ½ a block I guess. I am getting very excited about it. I think it is just a wonderful thing to do. So enough of me, I will let you guys go ahead. I have no questions at all I am just ready to say yes, go.

B. Davis: Tony how long will that take you to complete the project once you have everything in order?

T. Kuykendall: That is a good question. It is a pretty long time frame. It is probably from when we can actually order the wind turbine itself, we are probably looking at anywhere from as short as 12 months up to 16 months. It just depends on the availability. Right now there is a high demand for wind turbines out there. Unfortunately we are not competing with the wind farms. They are using much larger generators, taller towers, we are kind of in the community wind section and those are more readily available. We are probably looking at a window of 12 months to 16 months from start to finish, to be on line.

C. Addington: I was wondering about the anemometer. You guys didn't use that to check the wind speed before you build. I was wondering why that is?

T. Kuykendall: We used, they have an anemometer with the small system that they have currently at the school right now. It is on a 90 foot tower.

C. Addington: Okay they have already done that?

C. Stephen: At a lower level.

T. Kuykendall: It is a lower level.

C. Flatter: They put that in, what about two years ago?

C. Stephen: About a 1 ½ years ago.

C. Flatter: It was small enough Charles that they didn't have to go before the Board of Zoning Appeals.

C. Addington: I see. I know we've had several applications where they have not asked for a tower they have asked for the anemometer.

R. Hoover: Yes they have that. I can see that from my house.

C. Stephen: I think I & M has had some test sights and I know Wayne County put one up on a radio tower and I think we may have one on....

C. Flatter: Well we have two other ones in down in Washington Township that have just started up and then there are more on the way.

T. Kuykendall: It depends on your project too.

C. Flatter: These are companies that are wanting to develop farms.

C. Stephen: And they don't readily share their data with you. It is very proprietary. There are scared the next guy is going to come in and take their data. They are very close mouthed.

C. Addington: On a scale, how does that compare to the larger ones that we are talking about?

T. Kuykendall: The height and everything?

C. Addington: Yes.

T. Kuykendall: The larger ones can go upwards of 400-450 feet to a tip of a blade. This will set a symbol and image for the school and for your community because it is large at almost 300 feet but still the others are 100 feet taller. Mainly the rotors are that much longer. The blades.

C. Starbuck: So does higher up equal higher wind speed?

T. Kuykendall: Yes. We are looking at 65 for the hub, where everything is, the generator and all the components are enclosed and then the blades themselves are about 75 feet long all the way to the top.

P. Beiriger: It is 65 meters. Everything is in metric because most of the technology is from Europe so everything we do is in metric. We had to use little conversion tables.

T. Kuykendall: You had to get used to it.

R. Hoover: I live on the hill right down the street and it is plenty windy.

P. Beiriger: You are really fortunate in Randolph County. Randolph County is very good. It is a perfect county for this application.

C. Starbuck: Well it is nice to hear something like that said about our county.

P. Beiriger: If you go south of I 70 and they have terrible wind and you could never justify a project down there.

C. Flatter: I have seen an overall map of the whole state, color coated and we are in a really good spot.

C. Addington: Our pioneers knew what they were doing because every farm had a windmill back then.

C. Stephen: And part of what we are really trying to do here, other states have schools that have already done this, this isn't new. Indiana just hasn't had real favorable legislation for this kind of thing yet so we are putting a little pressure on our legislators as well but Randolph County is trying to brand itself as a Green Technology Community and we think this is just another piece of the puzzle that will be a good economic development for us.

C. Flatter: Are there any other schools in the state Cathy that have come this far with this technology?

C. Stephen: Probably not quite yet. There are others that are very interested and I know that you've read in the paper that Randolph Southern is some what interested, the City of Union City is. Union may be interested because Horizon is putting their wind farm by there.

C. Flatter: You could possibly be a first?

C. Stephen: Right that is what we are trying to do is be the first in the state and to get in, I don't know what I signed myself up for but I guess we are in it.

C. Flatter: Do we have any other questions? If not I will make a motion to take action

C. Starbuck: So moved.

C. Addington: Second.

C. Flatter: All in favor signify by saying aye. "Ayes". Opposed (none). Now I need a motion for a roll call vote.

C. Addington: So moved.

B. Davis: Second.

C. Flatter: All in favor signify by saying aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Charles Addington, yes; Roger Hoover, yes; Dale Clevenger, absent; Bill Davis, yes; Christy Starbuck, yes; James Trautman, absent.

C. Flatter: It has been approved.

C. Stephen: Thank you very much. That is one thing off the list.

T. Kuykendall: Thank you very much. Time to go back to work.

APC 2008-33-V (Main Street Christian Church, Winchester)

R. Webb: My name is Rod Webb and this is Teri Boxell. We are representing Main Street Christian Church. Teri is the chairman for the communication committee at our church and I am a member of that committee. If it is all right could I,.....

Chr. Trautman: I have to do a few things here. This is for BZA 2008-33-V. You have received an article V, Conduct of Hearing?

R. Webb: Yes.

Chr. Trautman: And everything was posted and mailed and received?

B. Oliver: Actually I have one thing to say. I am a member of the church or was the last time, I don't know if I still am or not....

R. Webb: Yes you are sir.

B. Oliver: Thank you.

T. Boxell: Yeah nobody else wants your class Bob.

B. Oliver: I was stuck there but I don't see anybody that is really going to object so I talked to Cathy about it. I will just continue. I don't have a vote any way but if it was a hot issue we might have had to do something else.

R. Webb: I am going to pass out some things first. The main reason in why we are here is we want to get a variance for signage for our church and to make it rather quick and simple, the reasons we need signage is that our church is closed now. Our church is now all locked up like your churches are. You can't leave them open any more so the only open door to our church during the day is the back parking area at the back of the church not the front of the church. We have a communication problem with several issues. The main issue is we have several weddings during the year. We have several funerals during the year and people coming out of town not only to be a part of those two celebrations or whatever but also guests that come who want to attend our church.

R. Webb: Teri is going to speak to something that is probably more of an issue about communication and telling people about where we are. I will let her talk to that.

T. Boxell: Thank you. One of the big pushes for our church and has been for many, many years is our local Outreach Program. Bob will attest to that. We do a tremendous amount of local Outreach helping people, did we pass them one of these?

R. Webb: No.

T. Boxell: Okay. If you will. Above and beyond our normal budget we go 13.6% beyond our entire year's budget with our local Outreach Program. Last year we gave \$26,612.01 to local Outreach in the way of cash donations. That is shown at the bottom of that first column. These are donations people sought to donate from us primarily and they had to come find us. We think a sign like this in our back parking lot, that is about the size, 3' x 4', so it is not a bill board, would be really great for them to be able to see both sides perpendicular to the street. They can come find us if we have a sign and again the back door is the only way they can find us. Beyond that \$26 thousand plus, we give around 55 Christmas baskets a year and if each one of those baskets are \$100.00 that is a

little over \$5 thousand more than that, plus food bank, plus a couple of other projects that are in the works so I suspect we are going \$7,500 .00 beyond that that people don't come directly to us for solicitations. These people need to find us. These are people who look everywhere for help. They are desperate for help. Check about half way down the page and you will see for electric bills alone \$10,000.00 and change. That is a lot of people who would have been very, very cold without us or somebody else helping and we want to reach those people both from a Christian point of view and a friendly neighbor point of view, which is basically the same thing I guess. These are people who need help and we need them to find us when they need us. The sign may not look like this when we get it up as far as lettering and all.....

R. Webb: We have several designs that we've tried to do and look at but we haven't made a decision about that, but something warm and welcoming. On your one sheet like this, hopefully you see Meridian Street and that is what, you see the little wedge, the parking lot is deep black, not perfectly rectangle. Well there is a wedge there and that is the location exactly where we want to put the signage.

T. Boxell: Does everybody see where he is talking about with that wedge thing?

R. Webb: So that you can see the sign coming from both directions it would be a double sign, one on each side. It would be readable and everything else. It would be attractive. We talked to J-Bar, a local company, as far as creating something that would be appropriate. The signage that is the City of Winchester, might have a little more color and a little bit more distinction but it's a quality sign that will last a long time and it's like she said, 4' x 3' and posts that are 4' x 4'.

T. Boxell: The Winchester sign is 8' wide. Ours would be half that width, so nothing quite that grand.

C. Addington: Whose parking lot is that any way?

R. Webb: That is the church's parking lot.

T. Boxell: Ours.

R. Webb: And there is a wedge there, I keep mentioning a wedge, the wedge is a non parking area then the parking spots start after that.

R. Webb: We tried to think about that and the center of the lot. There is a tree there on one of the schematics and also you get an idea of the pictures that were taken, what it would look like from both angles. Cockerill & Cockerill have to the south, have their building and Doyt Johnson has his appliance store to the north. That is all we have I believe unless I can help you in any other way. If any of you got to go to the, the two people that came in and spent a month looking at our community and did a survey and looking at the communities around us, Union City and Parker and all around, one of the key elements they just kept hitting was signage. It was unbelievable how much time they spent on signage but it is so important that it be clean and attractive and not taking away from anything else around it. That is important to us too.

C. Flatter: It just happened to be our BZA meeting last month, the same night, but I left after the meeting and caught part of that so it was very important. They were easily turned around and lost trying to find different places.

R. Webb: Yes.

T. Boxell: The church is also used occasionally for other activities, such as the upcoming Halloween parade, the kids are meeting in our lot.

C. Addington: The scouts meet there too.

T. Boxell: Yes, how many scouts meet, one or two? I think we have two. There are always kids running around. Any way it would be nice there for them to know where to meet. We are always surprised though, a younger member of our congregation said a while back that he had been talking with some of his friends that he goes to Main Street Christian Church and they asked him where that was? He said, "Well you know, kind of across from the jail" and they didn't even know where it was so even though we've all lived here, I think, all of our lives, people don't know where things are. That is always surprising.

R. Webb: I think you feel the thrust of our interest in doing this is for the givers of our congregation. They are a bunch of people who dig into their pockets and give their time and energy and this is a way where we can have communication with the people like Teri said, that need our help.

Chr. Trautman: Any more questions from the board? Any one in opposition? I will entertain a motion to take action.

R. Hoover: So moved.

C. Starbuck: Second.

Chr. Trautman: All in favor of the motion signify by saying aye. "Ayes". Opposed (none). I would entertain a motion to take a roll call vote.

C. Addington: So moved.

C. Starbuck: Second.

Chr. Trautman: All in favor of the motion signify by saying aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Bill Davis, yes; Christy Starbuck, yes; James Trautman, yes; Roger Hoover, yes; Charles Addington, yes; Dale Clevenger, absent.

C. Flatter: You will just have to come in and file for a permit before the sign goes up.

R. Webb: Okay thank you all.

T. Boxell: Thank you very much.

The meeting adjourned at 7:50 PM.

THE NEXT REGULARLY SCHEDULED MEETING IS NOVEMBER 17, 2008 AT 7 PM IN THE COMMISSIONERS CONFERENCE ROOM OF THE RANDOLPH CENTER FOR FAMILY OPPORTUNITY, WINCHESTER, INDIANA.

James Trautman, Chairman

Dale Clevenger, Vice Chairman

Jamie Stump, Recording Secretary