

BZA MINUTES

MARCH 17, 2003

Members present: James Trautman, Charles Addington, Mike Blankley, Bill Davis, Dale Clevenger, Mike Thurston, Jeff Prescott.

Staff present: Cathy Flatter, Executive Director, Jamie Stump, Recording Secretary.

Legal representation: Robert C. Oliver.

Others present: See attached sheet.

The meeting was called to order by Chairman Charles Addington at 7:00 P.M.

Chr. Addington: First thing board members, did you receive a copy of the minutes of February 24th? If you did, I need approval of those minutes.

D. Clevenger: So moved.

M. Blankley: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). The minutes have been approved as written for the February 24th meeting. I will read the following. Good evening ladies and gentleman. Welcome to the BZA meeting. I will read the following for the benefit of the people here. The petitioner will be allowed to present his/her facts and arguments in support of his/her case without interruption by any other person. The board members will then be allowed to ask questions of the petitioner. Any interested person or parties sent a notice shall then be allowed to speak and present their facts and arguments un-interrupted. The board members may ask questions of these interested parties. Other persons attending the hearing shall then be allowed to speak to the board either presenting the facts or questioning the board on any matter pertaining to the petition being heard.

BZA 2003-7-SP (Susan Sheppard, Modoc)

Chr. Addington: Susan Sheppard are you here tonight?

S. Sheppard: Can I sit here?

Chr. Addington: Yes. This meeting is recorded.

S. Sheppard: This is my husband Casey.

Chr. Addington: I need to ask you, did you get notices sent to all the surrounding property owners?

S. Sheppard: Yes I did.

Chr. Addington: Did you get a copy of the Article V, Conduct of Hearing when you applied for this?

S. Sheppard: Yes I did.

Chr. Addington: Did we get receipts back on this Jamie?

J. Stump: Yes.

Chr. Addington: Was it published in a timely manner?

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J. Stump: Yes it was.

Chr. Addington: This is BZA 2003-7-SP, Susan Sheppard, 9487 S. 800 West, Modoc, Indiana. The location would be 221 N. Main Street in Modoc. It is a special exception. You can tell us what you would like to do.

S. Sheppard: Basically I have worked in pre-schools and stuff and I have decided I would like to run a child care in my home at 221 N. Main Street. We own both homes and it would be a licensed child care and I don't know how many kids I would be licensed for yet, because I have to go through this first. It would be set up just for the children and we won't be living in the home.

Chr. Addington: You've not got the state approval?

S. Sheppard: I am in the process, I had my first orientation. I have my second one next week.

Chr. Addington: Any questions from the board?

J. Prescott: What kind of hours will you have?

S. Sheppard: Six-thirty A.M. to 6:00 P.M. probably.

Chr. Addington: I see you have a new fence around the back, how high is that fence, do you know?

C. Sheppard: Six foot.

Chr. Addington: Is that okay, Cathy?

C. Flatter: Yes.

Chr. Addington: Any other questions from the board?

D. Clevenger: Are you going to hire other help to help you?

S. Sheppard: I will at first probably be by myself but as I get more children yes, I will probably hire someone. Definitely.

Chr. Addington: If there are no other questions, is there anyone here that wants to speak? Any surrounding property owners that want to speak about this? I don't see anybody or hear anybody.

S. Sheppard: None of my neighbors are here.

Chr. Addington: We are ready to take action on BZA 2003-7-SP.

J. Prescott: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Now I need a motion for a roll call vote.

D. Clevenger: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: Charles Addington, yes; Mike Blankley, yes; Dale Clevenger, yes; Bill Davis, yes; Jeff Prescott, yes; Mike Thurston, yes; James Trautman, yes. The petition has been granted.

S. Sheppard: Thank you. Do we have to stay for the rest of the meeting?

C. Flatter: No, you are fine to go.

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S. Sheppard: Thank you.

C. Flatter: Your welcome.

BZA 2003-8-V (Team Tire Inc., Winchester)

Chr. Addington: Next will be Team Tire Inc, Ray Perdue. Ray would you please come up. Did you notify all the surrounding property owners Ray?

R. Perdue: Yes I did.

Chr. Addington: Did you receive the Conduct of Hearing when you applied for this hearing?

R. Perdue: Yes I did.

Chr. Addington: Did you get the receipts back on this Jamie?

J. Stump: Yes.

Chr. Addington: Was it published in a timely manner?

J. Stump: Yes.

Chr. Addington: Like I told the other couple, this is a recorded meeting Ray. You can tell us what you are wanting to do.

R. Perdue: What I am planning on doing, my current location where I am now, I don't have any way to expand. I can't go north, south, or east or west. I mean it is next to impossible, everybody knows where the location is at, I am sure, of where I am located now. My intentions are to build to the west of the current building that is there. I want to build to the west for a service area and use the existing building that is there for a office, showroom and a warehouse. The addition to this building to the west I am proposing to have a 7 bay working shop in that area there. To do so, with this area, I am going to have to acquire a 14' garage door. That is as far as width goes. To do that, it is almost essential that I have the 23' on both sides so I can increase the bay population that I have now, which I only have 4 now. That is why I am needing the variance from 10' on the west property line to the building now. It will make the addition approximately 60 feet from the west wall on the existing building. I was going to go the same length of the current building now, which is 72 feet.

J. Prescott: Any doors on the west side?

R. Perdue: No doors on the west side. I know that the state requires that there be a firewall be put into that spot there, which most contractors have bid that in so far that I have talked to. I have also found out that the insulation value and mats going to cut down considerable amount of noise doing that. It will be an insulated building.

D. Clevenger: Will you have a drive on that side?

R. Perdue: No. My intentions are to enter from the north or from the south of the building.

D. Clevenger: In other words that 10' strip will be grass?

R. Perdue: Yes, grass or asphalt one. I don't know if grass will grow in there, I am not really sure. It is not going to see much sunlight that is for sure.

Chr. Addington: So the doors are going to be on the east, you said the south or the north, you are not sure which?

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R. Perdue: The north and south walls will incorporate a 16' x 14' garage door, yes, on both ends of the building.

Chr. Addington: You are going to put 7 doors, entrance doors? Is that right?

R. Perdue: Two doors.

Chr. Addington: I mean for the service bays. There will just be two entrances?

R. Perdue: What I intend on doing is having like 5 bays on the west wall and having 2 bays on the east wall of the new addition. That is what I intend on doing.

Chr. Addington: The entrance is being where now?

R. Perdue: In between the 5 and the 2 bays, right down the middle of the working area. In other words there will be 23' on each side of the door, which the east side will accommodate 2 bays and the west side will accommodate 5 bays.

M. Thurston: It will be just like up there at Gulley's. Like it used to be.

R. Perdue: The length they are making some of these trucks anymore, it is just about impossible to get all the length in there that you can. It is almost a must that I have the 23' on both sides to do that.

Chr. Addington: On the east side you have enough room to do that. You are alright? I should have looked at this a little closer I guess on the measurements. I have north on there but that is not right is it?

C. Flatter: Yes.

Chr. Addington: Like this is the way it goes. No wonder I was messed up. Any other questions board members?

M. Blankley: The old building, is that just going to be storage more or less?

R. Perdue: The old building is going to be, I want to utilize that as a showroom. I also want to utilize it as an office and warehouse space in the rear of it. That is what I would like to do.

Chr. Addington: Is that building in pretty good shape?

R. Perdue: It has a brand new roof on it. The roof, I think, was put on approximately a year and a half to two years ago. It does have a well on it now. It doesn't have city water. I have been in contact with the water company and they have agreed to run a water line that way. It is hooked up to city sewage.

Chr. Addington: You don't have any trouble with contaminated soil or anything?

R. Perdue: I did pay for a test through a company out of Fishers, Indiana, they come down and inspected the soil and also did an inside test on the inside of the building, as far as asbestos and all that. There was no contamination found anywhere in the building or outside of the building, which is a big concern to a lot of lenders anymore because if it is contaminated it takes so much to clean it up. Being an old laundry mat, of course, that is a downfall there.

D. Clevenger: Wire fence or wood fence or have you decided?

R. Perdue: I have not decided yet but I do know it is going to be a 6-foot fence and I think right at this point, I am thinking wood. I would really like to go with the vinyl but I don't know if my wallet will incorporate that. I would like to. That is about twice as much as the wood. But you don't have to do as much maintenance either, so it has its plus to it.

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Chr. Addington: Any more questions from the board? If not, let's here from some surrounding property owners. Any body want to come forward? Come up Mr. Poucher. Please state your name for the record.

A. Poucher: Arthur Poucher. I live adjacent to the property on the west side. My address is 909 W. St. Rd. 32. He just mentioned something about the west side. That is where you need the room isn't it?

R. Perdue: Yes it is.

A. Poucher: How many feet do you have to have?

R. Perdue: How many feet? I would really like to have 60 feet from the existing building to the west property line. Which would leave 10 more feet to the property line.

A. Poucher: You say you are going to put grass or tar in it?

R. Perdue: Yes.

A. Poucher: Grass will grow, I can tell you that, along there because I have mowed a lot of it. I prefer to have grass there. If there is grass there then there won't be any cars running up and down there. It is going to be right on the line in order to get the cars through there. Maybe even trucks.

R. Perdue: I know a truck won't go 10 feet in between there. A semi or a County Highway truck will not, they have to have at least 14 feet.

A. Poucher: It would have to be car traffic then?

R. Perdue: Correct. Car or light truck traffic.

A. Poucher: Are you going to use that?

R. Perdue: I wasn't intending on using the west side for an entrance or an exit, no.

A. Poucher: But you have a gate there?

R. Perdue: I think more, there will probably more of a fence there than a gate on that property line, yes.

A. Poucher: Oh yes. Aren't you going to have a gate on the west end of the building that you put up?

R. Perdue: On the west end of the building?

A. Poucher: Yes.

R. Perdue: You mean on the southwest?

A. Poucher: Yes.

R. Perdue: That was my intentions, yes.

A. Poucher: But now?

R. Perdue: I may go farther to the north and have it on the northwest. Have it blocked off from the northwest.

A. Poucher: That will be a gate?

R. Perdue: Yes.

A. Poucher: So there will be traffic down in there somewhere?

R. Perdue: No.

A. Poucher: What I object to mostly is the noise and the way the pneumatic equipment that they have would take a lot of insulation to keep the noise from coming through there when you've got seven bays going all at one time or even separately. The parking, that hasn't been determined yet I guess, has it?

R. Perdue: Nobody has mentioned anything, no. Not that I am aware of.

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A. Poucher: I imagine you will have to have handicap in the front and also one or two places for them to stop and make arrangements for your service.

R. Perdue: Correct.

A. Poucher: Then the rest of it is going to be behind?

R. Perdue: Yes sir.

A. Poucher: There won't be any up against my line then?

R. Perdue: No sir.

A. Poucher: Are you going to change the entrance to the front of it?

R. Perdue: As far as the existing building?

A. Poucher: No the entrance on the west side. You have two entrances there.

R. Perdue: Right.

A. Poucher: You going to keep those same entrances?

R. Perdue: On the old building I am going to keep the one between the two glass areas and then I was going to put another entrance into the service area.

A. Poucher: Oh, you are talking about the building. I am talking about from the road.

R. Perdue: From the road?

A. Poucher: Yes, where you drive in to enter the place. You have two entrances.

R. Perdue: I see where you are coming from now.

A. Poucher: Are you going to keep both of those?

R. Perdue: Yes I am.

A. Poucher: Are you going to change those?

R. Perdue: No, I am going to keep both of those entrances.

A. Poucher: The doors are going to be 14'?

R. Perdue: Fourteen feet wide and 16' high.

A. Poucher: There will be enough noise. Drainage, how is the roof line going to be on this new building? Is it going to be gable?

R. Perdue: Yes sir.

A. Poucher: How is it going to drain off?

R. Perdue: I don't understand?

A. Poucher: Well, if you have a gable roof on the new section and it is sitting right next to the old section, it is a flat roof, if you are going to have a gable roof, is this water going to run down on the flat roof?

R. Perdue: No.

A. Poucher: You going to have some kind of eave there?

R. Perdue: No. I am weighing out the possibility of building over the existing building. Building over the top of that building.

A. Poucher: Total?

R. Perdue: Yes. For the simple fact of making it look the same as the new building.

D. Clevenger: Make the roof lines the same.

R. Perdue: Correct.

A. Poucher: One side of the gable will be just as long as the other side?

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R. Perdue: Correct. I think it would look, appearance wise, I feel that it would look much better than having two different roofs on that particular piece there.

A. Poucher: It would help the water situation too.

R. Perdue: Correct.

A. Poucher: How do you intend to take care of that water?

R. Perdue: There is going to be a drain that runs down the middle of the shop area which will go from north to south, in the middle of those 14' x 16' garage doors and there will be a drain and that drain will come out to a catch basin and there the storm water can also come off of the roof and go into that catch basin.

A. Poucher: Where does it go from there then?

R. Perdue: It goes through the storm sewage system, I think.

A. Poucher: Out to the road?

R. Perdue: I believe that is where it goes. I think it goes straight across, if I am not mistaken.

A. Poucher: It goes at an angle.

R. Perdue: Right.

A. Poucher: Right over there by your gas.

R. Perdue: You mean back south? It goes north.

A. Poucher: No. North, the gas comes from the north. I think that there is a drain there that goes over to the old building at the south end, but I think it is plugged up.

R. Perdue: I am not aware of the drain and how that is set up but I know that there is a catch basin that is going to be required by the State to put in there and they do say that you can run storm drainage to that also.

A. Poucher: Is this going to parallel that oil?

R. Perdue: Parallel that oil?

A. Poucher: Yes, that oil section here, your drainage.

R. Perdue: I don't understand what you are saying.

A. Poucher: That is where your oil is going to go.

R. Perdue: No, this is for water, this is not for oil.

A. Poucher: Where is your oil going?

R. Perdue: My oil, I reuse the oil and I use it as far as heating in the building. I recycle the oil and use it for heat.

A. Poucher: I had the idea that is what this was for.

Chr. Addington: Let's go ahead with this. Do you have any questions board members?

D. Clevenger: There won't be antifreeze or anything go into the drain right Ray?

R. Perdue: I recycle all my antifreeze, all of my oil and my batteries and all the tires.

D. Clevenger: The only thing going into the drain will be drip off water off of cars and vehicles like that.

R. Perdue: Correct.

D. Clevenger: The doors will probably be closed most of the time?

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R. Perdue: That is correct. I can't guarantee that the doors will be closed 100 % of the time but yes most of the time they will be closed, due to we are going to air condition the shop in this facility too. Which I am really excited about that. No more sweating underneath the cars.

Chr. Addington: Does anybody have anything else to ask Mr. Poucher here? Anybody else have anything else to say about this? Surrounding property owners? Come up Mr. Hawley. State your name for the record.

P. Hawley: Phil Hawley. I own property just south of him. I am not concerned about water and such, because I am sure he is not running off on the land but what I am concerned about is the storage of the tires out in back and how you are going to handle that. How high do you expect the tires to go? If you have just a 6' fence back there, how much higher than the 6' would be?

R. Perdue: The place that reclaims our tires, which recycle it, is through CR3. We have the option, where we are now, to call them anytime that we require a pick up as far as we are getting an abundance of tires and they need to pick them up. I called them just the other day, we do now have them stacked there. They are approximately 7-feet high. Very rarely do they get that high. We had a problem with somebody plowing some snow and they covered up the gate and we couldn't get the tires out of there so they kind of got out of hand this time, we had to go 7-feet high. Generally they very rarely go over 5-feet high. If you stack them much higher they fall down.

D. Clevenger: How many tires would you have there normally before pick up?

R. Perdue: With the county dropping off tires, finding them, it really all depends. The county brings their tires you know that they find off of county roads and they give them to me to recycle those. Sometimes they will bring a hundred at a time but usually I don't see over 150 tires leaving there at once. One hundred fifty passenger and light truck tires. Very few farm tires and very few semi tires.

M. Blankley: Is it possible that your recycling outfit can set a trailer in there and you could just throw them on a trailer and then go?

R. Perdue: There is an ordinance in the town and I believe it states something to do with trailers on a lot. They can't set there for a certain period of time. I have thought of that idea but I think also that that might look a little crappy out there after awhile, seeing a trailer. It would be taller than 6-foot, is what I am saying. I don't think that would look right. Personally.

P. Hawley: There is, I think, an ordinance that a backyard fence can't be over 6-feet, is that true?

C. Flatter: Yes.

P. Hawley: Is there a way that he can have a fence is high as what he is going to store his tires though? Because this is an unusual situation.

C. Flatter: He could ask for a variance on the fence height.

P. Hawley: Right now, it is just farm ground back there, as Clevenger knows, but it could end up being housing back in there just as well as farm ground. That is why I am asking on the fence. I assume it is a solid fence rather than a slotted fence?

R. Perdue: Right.

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P. Hawley: The main thing I am concerned about is just normal sight of tires and storage of tires and the fact that I know Mr. Poucher probably is concerned about the mosquitoes and so on. That is where I am at on this.

B. Oliver: I think a better way might be to just condition the, if you are going to put a 6-foot fence in, condition the use so that it is not to exceed the height of the fence, and that would be something that you would have to live with. There are two or three things here that maybe come up as conditions, but that would be one of them.

Chr. Addington: You could do that couldn't you Ray?

R. Perdue: I don't have a problem with that.

B. Oliver: His transport guy, just from my casual observations out there, it is pretty clean. I think that is good to get them off of there but I think you are compounding the problem if you say 8-foot fence, because then you are just grabbing more. But the condition is that you not exceed the height of that fence or wherever your storage area is going to be with those.

R. Perdue: I agree.

Chr. Addington: Any other questions from Mr. Hawley?

P. Hawley: No.

Chr. Addington: If not, let us hear from another surrounding property owner.

Please state your name.

D. Hesser: I am Doris Hesser and I live in the property to the east of the cleaners. Just for the record, I don't have any complaints about it. Everything seems to be going smoothly and I have nothing against it. As for sound, my daughter works third shift and she will be sleeping in the day. She doesn't have any complaints. As most of you know, the back part of my property is zoned in the county so I have a horse and I am not even concerned about the noise from the equipment making the horse go crazy. I really don't have a problem with this.

Chr. Addington: Any questions for Mrs. Hesser? Thank you.

R. Perdue: I did want to make a comment on the noise. Last year and I did a little research on this, MAC Tools came out with a new impact gun. It is so quiet it is pathetic. It is not even like you are using an impact gun. It almost sound electric. I have two technicians now that currently use that impact gun and it still has the same horse power requirements and everything as a regular impact.

Chr. Addington: Are you eventually going to go to all their kinds of tools?

R. Perdue: I think eventually we are going to see that it is going to go to that because a lot of technicians are losing their hearing.

Chr. Addington: I know those first ones were sure noisy weren't they?

R. Perdue: I know I have lost a lot of mine from turning the wrench.

Chr. Addington: Is there anybody else that wants to ask anymore questions? Any board members that want to ask questions of Mr. Perdue?

J. Prescott: What are the hours of your business?

R. Perdue: We are open from 7:30 AM to 5:00 PM, Monday thru Friday. Closed on the weekends.

Chr. Addington: You may speak. Please state your name.

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E. Poucher: I am Eileen Poucher. I have been concerned about the water in the tires when they are stored back there and mosquitoes. Right now we are not bothered with that kind of stuff and that has been a concern of mine.

Chr. Addington: What do you think about that Ray?

R. Perdue: I know anymore there is a lot of concern with that with this West Niles thing that is going on, the one thing I can say truthfully is since I have had a relationship with CR3 Recycling, you don't give them enough time to mate into the tires or nest into the tires. They are gone practically a week or two after you get them in there. I don't foresee having a problem with mosquitoes or rodents or anything like that. I have an occasional bird try to get in them and have a nest every now and then.

Chr. Addington: Any questions the board wants to ask Mrs. Poucher? Thank you. Anybody else that would like to come up and speak? Mr. Hawley. State your name for the record.

J. Hawley: Not really, well I will ask one. John Hawley. I am joint owner of the south property. You always refer to the pick up of the tires, what happens if that company goes bankrupt? Do you have a back up pick up?

R. Perdue: No I don't. The organization that I am involved in right now, I am buying through the Zircor Combine. He has involvement in 145 stores. That is a lot of buying power and also a lot of power with other companies related with the tire business. This man knows everybody. We call him The Pope of the Tires. As far as recycling goes, I am sure if I give him a call, if ours went out, I could have somebody there in their place within two days. I am positive. He would see to that.

J. Hawley: That is the only thing I had.

Chr. Addington: Anybody else want to speak about this?

D. Clevenger: Mr. Chairman, I make a motion that we take action.

J. Trautman: Second.

B. Oliver: I would probably clarify on the grass where the asphalt also, are you far enough along that you can say grass in that 10-feet? Art says the grass will grow. Is that something you could...

D. Clevenger: With the grass there and a 6-foot fence.

R. Perdue: Let me put it this way, I will try the grass. What I am afraid of is the building the way it is going to sit, you are going to have the sun coming up and it is not going to give it enough light in there to grow. That is what I am thinking. But I am not really for sure.

D. Clevenger: Jeff will give you some shady grass.

R. Perdue: Yes, if he wants grass there, I have no problem with putting grass there. None what-so-ever.

Chr. Addington: Then also about not stacking the tires any higher than the fence right.

R. Perdue: I don't have a problem with that either.

Chr. Addington: So both of those will be conditioned into the motion?

B. Oliver: If you are going to. I think the fence is going to be 6-feet, I think that is what you are designed for and it is going to be a pretty solid type fence?

R. Perdue: Yes.

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B. Oliver: I would say that and the grass and then I think you could probably go as far as to say best efforts would be used to make sure that the doors are closed during operations. I mean, that is basically what you have said. I would say those three things would be subject to conditions if you want to put that in.

Chr. Addington: Then we will do that.

D. Clevenger: I'll put that in there.

Chr. Addington: Do I hear a motion to that affect?

B. Davis: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Now we are ready for a motion for a roll call vote.

J. Prescott: So moved.

M. Thurston: Second.

Chr. Addington: All in favor say aye. "Ayes". Opposed (none). Jamie we are ready for a roll call vote.

A roll call vote was taken: James Trautman, yes; Mike Thurston, yes; Jeff Prescott, yes; Bill Davis, yes; Dale Clevenger, yes; Mike Blankley, yes; Charles Addington, yes. The petition has been granted.

R. Perdue: Thank you.

Chr. Addington: The third petition we were supposed to hear tonight was BZA 2003-9-SP. That was Duane Rittenhouse. He didn't have his paperwork all together so we are going to postpone that and he has to re-submit....

C. Flatter: He is going to have to re-notify. He sent out all his letters, but he sent them out a day late and then he didn't return the paperwork. Being sent out a day late he is going to have to republish and re-notify everybody.

Chr. Addington: So it will go to the next meeting at least then right?

C. Flatter: Yes.

Chr. Addington: That is so noted. Any other business before the board?

C. Flatter: I don't have anything.

Chr. Addington: Mr. Oliver do you have anything?

B. Oliver: Nope. Just remember on your conditions, if you are going to that you want to get that right whenit is something you guys can discuss too, conditions, whether you want them on there or not.

Chr. Addington: I knew you could on a conditional use but I wasn't sure about a special exception.

C. Flatter: Variance or special exception.

Chr. Addington: Okay.

J. Prescott: Who polices that?

B. Oliver: Cathy.

C. Flatter: Me.

J. Prescott: So if they have tires piled up they call you and then you go get it taken care of?

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C. Flatter: Yes.

B. Oliver: But remember you may want to make it more restrictive than you have talked or maybe a little less depending on maybe what the input is.

D. Clevenger: The way his business looks out there, you can't criticize him for that.

B. Oliver: It looks pretty good even though he is right there at the road. Even inside that place. You could walk in the back door if you have a tire, but you may not necessary want to wait for the take action to discuss it. After the testimony is pretty well done as you get ready for that, you could say, okay I am thinking about asking for a take action or something but I think it should be conditioned this way or these ways, then you guys can have some input and then go ahead and.... you can do it either way, but it may be a little cleaner rather than a motion to take action and now I would like to do this. I don't know that you necessarily need to call for this but just don't let one slip by where you have.... I think he will run a good business and I do think those people do have some legitimate concerns because they're on Art's porch there basically, but they have been pretty reasonable about it. He was in with the APC doing the zoning change and they were all here. That meeting took a good while. He has thought about this.

C. Flatter: Yes, he has put a lot of thought into it. Both of them have.

Chr. Addington: How was Art on that one? Was he okay?

B. Oliver: Yes. He just had more questions. He was probably a little more firmer here actually than the APC meeting from the stand point of what his concerns were. But you start paying for the soil tests and contaminations and so forth, you are starting to fork the bucks in. That is a good use for that building.

Chr. Addington: Yes it is.

B. Oliver: It is good to have that business in town.

Chr. Addington: That had already been covered about the soil test any way hadn't it? When you rezoned it?

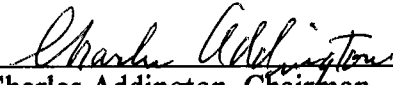
D. Clevenger: That and the water both.

B. Oliver: I am not sure he had run the test by then.

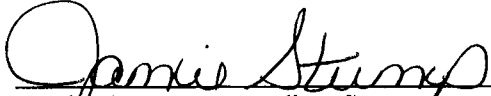
C. Flatter: Yes he had.

The meeting adjourned at 7:40 P.M.

THE NEXT REGULARLY SCHEDULED MEETING IS APRIL 21, 2003 AT 7:00 P.M. IN THE CONFERENCE ROOM (IN THE BASEMENT) OF THE RANDOLPH COUNTY COURTHOUSE, WINCHESTER, INDIANA.


Charles Addington, Chairman

Mike Blankley, Vice Chairman


Jamie Stump, Recording Secretary