

APC MINUTES

MAY 17, 2023

Members present: Tom Kerns, Jim Hufford, Coy Applegate, John Reece, Terry Alfrey, Steve Hernly, Gary Friend, Abby Journey, Adrian Moulton, Bob Lahey

Members absent: Amy Alka, Will Greer and Don Calhoun

Legal Representation: Jason Welch, absent

Staff Present: Debra Johnting, Area Planning Director, Recording Secretary, Rhonda Gard, Area Plan Assistant

Others present: Ryan Prinkey, Alan Stamper, Laura Stamper

V. President Applegate: It's 7 O'clock so we'll call the meeting to order. Did everyone have a chance to go over the minutes from the last meeting? Any questions, concerns?

G. Friend: I'll make motion to accept minutes from the last meeting.

J. Hufford: I'll second.

V. President Applegate: All in favor say aye, ayes from the Board, all opposed same sign, motion carried. Our hearing for tonight is for APC2023-18-Z Reid Hospital and Healthcare Services. Mr. Prinkey come on up.

R. Prinkey: I'm Ryan Prinkey, 309 West Hickory Street, Union City. And this is Alan Stamper.

A. Stamper: I am the realtor representing the property with Coldwell Banker in Richmond, Indiana.

R. Prinkey: Basically, we're here on 400 South Oak Street, right across the street. I'm not sure how long it has been operating as a doctor's medical office.

A. Stamper: I am pretty sure it's been over twelve years.

R. Prinkey: And it's been, the current zoning is R-1 and its been R-1, as far as I know, for that entire twelve years. We're asking that it be rezoned to C-2. Actually, I represent a potential purchaser, Jagwinder Singh. He's from Indianapolis. He's not here tonight, couldn't be here tonight. What he is wanting to do is the 300 square foot building is planned to be occupied by one user as an office and low traffic and client service facility. The hours of operation should be 8 am to 5 pm with occasional deliveries, other activities as late as 8 pm, very similar to the current use of the property. The current parking area adjacent to the building will be adequate to accommodate both employee and client parking for the intended use of the facility. The owners do not see or intend to cause any interruption of the use or burden to anyone adjacent to or the area property owners. I think the last I heard he was

wanting to put in a salon, aestheticians. And it would be an appointment-based business like it has been for the doctors. He also is not looking to put in any type of bar, tavern or any heavy traffic-oriented business. It was discussed earlier, he can't actually put a bar or tavern in there because it is so close to a residential area. And they're are not looking to change it into some sort of "venue" also that would have high traffic. Do you have any questions?

D. Johnting: I just have a correction for the minutes, you said C-2 and it is C-1.

A. Stamper: And also, he had said inadvertently 300 square feet and the building is 3,000 square feet.

G. Friend: Why is it R-1 now?

R. Prinkey: That's a good question, I'm not certain.

D. Johnting: Actually, medical offices are listed in R-1 as a Special Exception, I think. There isn't a zoning for everything, medical office should have a hearing.

R. Prinkey: I was looking at the GIS earlier today and the optometrist office down the street is also R-1, I believe.

D. Johnting: That would be considered medical office as well. I think they did have a hearing for that.

G. Friend: So, this has actually been used as a C-1 property for the past 12 years anyway.

V. President Applegate: Any questions? Any questions from the audience?

L. Stamper: No, you guys are doing great.

D. Johnting: I had one phone call from a neighbor who was worried about alcohol there, I explained to them that the parking lot has to be 100 feet away from residential area to have alcohol.

G. Friend: I'll make a motion for a favorable recommendation.

J. Hufford: I'll second.

V. President Applegate: We have a motion and a second. We'll do a roll call vote.

D. Johnting: John Reece, yes, Abby Journay, yes, Tom Kerns, yes, Gary Friend, yes, Jim Hufford, yes, Bob Lahey, yes, Coy Applegate, yes, Terry Alfrey, yes, Adrian Moulton, yes, Steve Hernly, yes, and Amy Alka, Will Greer and Don Calhoun are absent. Favorable recommendation. That will go to Winchester on June 19th, at 6 O'clock.

A. Stamper: Speaking about Deb, but she is really good and helps a lot. Thank you for your help.

V. President Applegate: De we have any old business to discuss?

D. Johnting: There's a letter in your packets from the Hayworth Three group that was here last time. I explained that they couldn't come back for another recommendation, it really doesn't work that way. Because ultimately it is Winchester's decision but they're just wanting everyone to understand their point of view and why they came and why they were against it. They wanted to make sure everyone got a letter. Under new business, we will have a meeting next month as we already have two petitions. Welsh will be carried forward and we have another one.

G. Friend: I will make a motion to adjourn.

J. Hufford: Second.

V. President Applegate: We are adjourned.

President Don Calhoun

Vice President Coy Applegate

Area Plan Director/Recording Secretary, Debra Johnting