

APC MINUTES

June 22, 2022

Members present: Andy Fahl, Tom Chalfant, Don Calhoun, John Reece, Steve Hernly, Coy Applegate, Jim Hufford, Tom Kerns, Bob Lahey

Members absent: Amy Alka, Will Greer, Adrian Moulton, Terry Alfrey

Legal Representation: Jason Welch

Staff Present: Randy Abel, Executive Director, Debra Johnting, Recording Secretary

Others present: Jamie Meadows, Ed Thornburg, Mayor Bob McCoy

President Calhoun: It's seven o'clock, so we'll go ahead and get started with the Randolph County Area Planning Commission. Approval of the minutes from the May 18th meeting. Did everybody have a chance to look at them?

J. Hufford: I move we accept the minutes as presented.

A. Fahl: Second.

President Calhoun: It's been moved and seconded that we accept the minutes. All those in favor say aye. All those opposed no. Motion passes. On the agenda tonight we have JK Mack Investment Properties LLC. APC2022-21-SD. Do you want to come up and state your name and address?

J. Meadows: Yes Sir. I'm Jamie Meadows, 4601 West State Road 32 here in Winchester and the owner of JK Mack Investment Properties. So, we have before you a packet of an application for a Subdivision up on the north side of town. This is old 27 and 225 North. This is the western edge of what originally was part of the Vision Park Future Development. The expansion of Vision Park there. We purchased this eight and a half acre parcel that adjoins to Old 27 with the intention of building twelve houses here. And after extensive research over the last year and working with various folks here on the Area Planning and the Surveyors office and so forth we're presenting this plan to you with the drainage plan and so forth and the plan for each of those here. So it's a project that we expect to take place about over the next three years, so we have a crew right now with three guys, we're a smaller construction crew. I oversee the whole team, but I've got three other guys that work really hands on doing all the construction work. We just completed the duplex on the West Washington Street and that was a teardown that we did and rebuild there. And then moving to this, this fall after all the infrastructure will be put in place, for our sewer lines for this. So the plan is for them to build about 3 houses each year, and so this would take about four years maximum to develop fully. Our plans is to build all the houses in this, in order to just trying to try to keep control over what types of construction we see within that. And keep everything very consistent and up to standards.

President Calhoun: Are most of the houses going to look the same, or?

J. Meadows: They'll be different, I mean, in general the exterior materials will be similar materials, so for instance in the covenants we've written in that we want to see at least one third of the front elevation. We may amend that to go to the sides as well, because these houses will sit just at a slight angle to the road. But we want at least a third of the front facade to be stone or brick, and then the rest of that siding that goes up the rest of the front, back and sides of the house to be a masonry fiber cement type of siding. There is some vinyl siding today that looks very attractive, very nice

looking. We'll consider that, but right now we've got within the covenants that our preference is going with the fiber cement siding and then the stone on the front.

R. Abel: You might explain your plans for those last two lots.

J. Meadows: Sure. Yeah, thanks Randy. So, the thought process here on the very, if you look on the far right side of your plan, the blueprint that you have in front of you hopefully you can see one of those. You'll see two proposed buildings on the very last lot, that's lot number 22. There's a detention basin at the very back end of that lot that we were required by the engineers for the water stormwater runoff and so forth across that. What we're proposing on this one is to build a small barn or a pole building down there that will be about a 30' x 40'. It's on this showing at about a 50' x 60', so it's a little bit larger on this plan than what we will likely end up building there. The idea there is we want to put all of our construction equipment and store that in that building during the whole construction phase of this so we're not having to move trailers in and out and then have a temporary trailer for construction materials and things like that out on the site, both for security as well as visibility. We want to keep things out of sight, keep a very clean worksite in that area. So, what we would request is, from the Area Planning is for lot #22 for us to be able to build a pole barn building on that at the beginning of construction phase here. Prior to even the completion of the water line, sewer lines and so forth, so we can assist with that construction. And then that would be sold with that last property once we will build the final house on that on that lot, so that would be the final build. The other alternative to that is what I spoke with Randy about today, that we would ask as an alternative option is, rather than building the barn on lot 22 as we show here, we may consider to build it on lot 21 to the back end of that lot and join those two lots 21 and 22 with one single residence there, so that would be a much larger yard all the way around that. And we wouldn't end up in the situation with the barn or that pole building is too close to the house. So, we would ask for approval for either of those two options, to be able to build that maintenance or building there to serve as the storage function during the construction phase.

R. Abel: I think that Ed might have a comment the stormwater approval

E. Thornburg: The stormwater has not been approved yet, it's under review. As with the addition we talked about this afternoon, I will recommend the drainage board pass this plan, and I fully expect that they will do so.

R. Abel: So, I guess tonight when we propose to approve this, we would approve it on the condition that the stormwater plan be approved.

J. Meadows: That's July 5th, I think is the next meeting that's coming up. The city has committed for the infrastructure, for water and sewer lines for this, so they have sourced some funding to provide that. This is within the city limits, it's right at the edge of the city limits, both on the west side and on the north side. And then we expect that to go out, for bid, I believe Bob here sometime this month.

B. McCoy: [Inaudible] on the sewer and I think, I'm not sure on the water but I think that's very close.

J. Meadows: So, that's expected to go out to bid very shortly and anticipating beginning construction of those water and sewer lines is later summer.

R. Abel: And, has the city assigned addresses yet? But that's coming also?

B. McCoy: We have not, and at the time I wasn't sure whether he was going to do any duplexes or anything like that, it sounds like you're all singles, so I could possibly assign- I don't know, I hate to assign 12 addresses. I would rather assign like 6 and then then build on that. I mean we kind of got into that at Willow Ridge. We just got like four or five assigned out there. They can be changed because of duplexes and things like that because you guys send notifications to everybody and when you change it, it's just a mess. Yeah, I mean whenever he's ready, we can start assigning and we may assign an address to that barn and if you want it for deliveries and stuff like that.

J. Meadows: Right. Yeah, we did intentionally zone this as R-1. We did not want to end up putting an option out here for duplexes for this. We wanted to see all of this as single family residences. All the lots are a minimum of half acre all the way up. We've got the first four on the west end or, the I guess would be the south end of this on the left side of your plan those are three quarter acre lots. And that very last lot number 22 is an acre lot, but again if we combine it with lot 21 in the future it would end up being a one and a half acre lot.

President Calhoun: Does any of the board members have any questions to ask? Anybody in the audience?

B. McCoy: Bob McCoy Winchester Mayor. I think Jamie covered it. We're going to use our second installment of [inaudible] money to basically pay for a good part of the infrastructure.

T. Kerns: So who will maintain the detention basin after the fact that would be a part of the lot right?

J. Meadows: It will be on that lot, so it'll be the responsibility of that property owner to maintain that. The way we've written the covenants for all this, even the utility and the buffer easement on the back end of the lot. That's all to be maintained by the property owner. The difference between this buffer and the buffer to the south--that actually was conferred over to the city, so city maintains this. In talking with the city, Bob, and others, the preference was the city doesn't really need or want more grassy areas to maintain, and while I'm sure they would have, our recommendation and talking after talking with them and just make it the property owners responsibility to maintain that. And as I said, that is within the covenants that we've written.

President Calhoun: Well if there's not any other questions I will entertain the motion

T. Chalfant: I so move.

A. Fahl: Second.

President Calhoun: It's been moved and seconded that we accept this plan with conditions of the drainage board. Can we have a roll call vote

D. Johnting: Steve Hernly, yes, John Reece, yes, Andy Fahl, yes, Tom Kerns, yes, Don Calhoun, yes, Tom Chalfant, yes, Jim Hufford, yes, Bob Lahey, yes, Coy Applegate, yes, and Terry Alfrey, Amy Alka, Adrian Moulton, and Will Greer are absent. Motion approved.

J. Meadows: Okay, thank you very much, I appreciate it.

President Calhoun: Is there anything else we need to discuss?

D. Johnting: No meeting next month.

President, Don Calhoun

Vice President, Andy Fahl

Recording Secretary, Debra Johnting