

## JAMESTOWN PLAN COMMISSION

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The Jamestown Plan Commission met in Regular Session on June 24, 2014 at 7:00 PM at the Jamestown Municipal Building, 421 East Main Street, Jamestown, Indiana. Those attending were members: Katie Conyer, Matt Huckstep, Vickie Foster, Bill Leeke, Mike Brennen and Wayne Henry. Others attending were: Jim Brown, Judy Henry, Iris Hudson, Lindy Eberle, Maria MacKinnon, Rick Mitchell, Aaron Clapp, John and Hollie Goodwin, Gary Deater, Tina Pennington, Chris Pennington, Mike Cook, Janice Janitz, Mr. and Mrs. Art Thomas, Mike Muller, Bruce Guernsey, Doug and Angie Heagy, Barbara Hawkins, Randy Hill, Phyllis Dickison, John Clausen, Joe Fuller, Nancy Rice, Jim and Diana Love, Amy Nooning, Bob Clutter, David Durham, Tom Engle and representatives from Fukai, Toyotetsu and Takenaka. There are several people who did not sign in and are not named.

The Meeting was called to order by Wayne Henry at 7:00 PM and six members of the Plan Commission were present making a quorum.

The minutes of the March 24, 2014 regular meeting were considered. Member Leeke motioned to approve the minutes and Member Foster seconded. All voted aye.

Mr. Henry turned the minutes over to Attorney Amy Nooning to discuss the criteria required.

Fukai Toyotetsu presented with a petition to rezone property at 7050 South SR 75, Jamestown, Indiana. This property was annexed into the Town of Jamestown March 7, 2006. This petition is made in pursuant with Indiana codes 36-7-4-602(c) and 36-7-4-608. The petition is specifically for a zone map change. They are petitioning for a change from A(Agricultural) to I(Industrial).

Mr. Tom Engle and David Durham, with Barnes and Thornburg, presented for Fukai Toyotetsu. Mr. Engle introduced Mr. Enishi and Mr. Ikeda with Takenaka, the construction firm, Mr. Osabi and Mr. Ikeda with Fukia and Mr. Harada with Toyotetsu. Using drawings of the site plan, Mr. Engle described in detail the plan for a plant to manufacture automotive components. They will use large presses. They will use the sheet metal that comes in coils and run it down press lines. Then it will go on to the fabrication stage and then to shipping and storage. The building is approximately 200,000 square feet. The delivery access will be on the north side of the building via a new public road. Shipping will go out on the south side of the building. The retention pond for drainage will be on the south east corner of the property and the parking lot will be in front of the building on the east side.

The floor is opened up for questions and comments from the public.

Lindy Eberle asked if they were going to use the depression south of the medical office as a retention pond. Mr. Engle stated no that they would construct a retention pond on the southeast corner of their property which is to the north of the medical office. Also, she asked if the town would supply electrical service to this business and if it would have any impact on the town with regards to the supply. Wayne Henry answered, yes the town will supply the electric utility and it would not impact supply to the town. She asked if the illustration presented that shows a lot of green space was accurate. Would there really be a lot of green space. Mr. Ikeda, the engineer from Takenaka, answered that there would be sod installed and landscaping would be done.

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Mr. Joe Fuller, with the Jamestown Christian Church, asked if an Environmental Impact Study would be required. Mr. Ikeda stated that they will submit their plans to the Federal Environmental Protection Agency for approval. They will also have to submit to the state for Rule 5 compliance. Mr. Fuller also asked about air emissions. Mr. Engle answered, that these are only triggered if there is a certain level of emissions at a plant. This plant will not have an air permit requirement. They will submit to IDEM with regards to the storm water requirement.

Mr. John Clausen is concerned about the impact of his view from the front of his home. He would like to know how many employees will be employed, how many trucks will be coming and going and how much outside lighting will there be. Will the Trucks be coming and going at all hours of the night? Will this cause a lot of traffic congestion? Daniel Ikeda answers: there will be two shifts and up to 200 employees by 2020. There will be a traffic study done for the state to determine the need for turn lanes and additional lighting, stop lights, etc. There will only be daytime delivery with approximately 10-12 trucks delivering daily. He also stated that there will be a lot of trees and landscaping to make the site attractive.

Mr. Jim Love asked about how the company is going to deal with drainage. The drainage from that area currently goes to his property. He asked if the retention pond will have an impact on him. Mr. Ikeda answered that pond will be there to minimize the drainage to other properties. Mr. Love is also concerned about the noise. Mr. Ikeda stated that they are constructing the building in such a way to minimize noise. Mr. Love would like it on record that he is opposed to the project.

Mr. Mike Cook asked if there would be an increase in utility rates after getting the infrastructure to the site. Mr. Bob Clutter answers: the cost for the infrastructure is going to be paid for through a Tax Increment Financing bond issued by the county. Tax money captured will be used to pay off the bond. Once the bond is paid off the money will come to the town and the Jamestown Redevelopment Commission will be able to appropriate it for a variety of projects here in town. It was asked if a new well would be required and the answer is no, however, a new water tower will be constructed for fire protection and will be paid for using funds from the TIF bond.

Mr. Joe Fuller asked if there would be natural gas brought in. Mr. David Durham answers: Yes we are working to bring natural gas to the site. Vectren is working to get the franchise for the area and will be bringing the gas to the site. It is a possibility that Vectren will then move to add residential customers in the area.

Mr. Mike Muller asked how long to pay off the TIF bond. Mr. Bob Clutter stated that the financials projections are 15-20 years. However, by the third year, we will be taking in more money than is needed for the bond payment and that money will come to the town. Mr. Muller just asks that we look at all aspects of this project carefully as we move forward.

Mr. Chris Pennington asked if there was any tax abatement on the table. No tax abatement has been offered or requested.

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Amy Nooning commented that drainage is definitely a concern. A drainage study has been done and is going to be approved. It has been determined that the drainage will not be worse. David Durham commented that yes they will try to solve some of the drainage issues using the retention pond and structured drainage. This project will also have to be approved by the Boone County Drainage Board.

Mr. Bruce Guernsey asked what the tax abatement will be. There will be no tax abatement. Also, he asked, if any of the tax money captured be available to the Western Boone School Corporation. Mr. Bob Clutter stated that it will not be until the TIF goes away. It would have to be negotiated between Jamestown and the School Corporation.

Mr. John Goodwin asked about the drainage issue, as well. He states that the drainage ditch behind his home is already out of the control. Where is the overflow going to go? How is it going to be maintained? He does this kind of work, putting in retention ponds and drainage ditches. He states he knows how they work. He does not believe that the retention pond will not work. He also asks if the sanitation plant be able to handle this project. Matt Huckstep states that yes, our current plant will be able to handle this project and future development. Mr. Clutter states that there are engineers working on the drainage plan for this project. Mr. Engle states that the purpose of the pond is to control the flow of water into the ditches. Amy Nooning states that the TIF money can be an income source to solve the problem of the drainage in Jamestown. Mr. Goodwin states that he is opposed to this project.

Ms. Vickie Foster asked if there would be any trees or berm between the site and the house north of the site? Mr. Engle states that there is another 40 acres site between the site and the home and that there were currently no plans for that.

Mr. Bill Leeke asked what kind of hazardous material, if any, is involved in this. Mr. Engle stated that the only waste would be machine oil.

What will the wages be for future employees? Projected average hourly wages are:

2014 - \$44/hour

2015 - \$24/hour

2016 - \$21.60/hour (these are wages only, no benefits or bonuses are included)

Mr. Wayne Henry closed the public portion of the meeting.

Amy Nooning states that the Town's comprehensive Plan was constructed prior to the annexation of this property and, therefore, is not contemplated in the plan. Mr. Henry asked if this area is included in the Boone County Comprehensive Plan. Mr. Bob Clutter stated that is not but it has been designated as a "commercial node". Most of the areas around interchanges in Boone County have this designation. It is determined that the criteria have been met.

Mr. Henry asked for a motion to the zoning change. Member Foster made a motion to give a favorable recommendation to change the zoning of this property to I(Industrial). Member Conyer seconded. All voted aye.

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This will now go to the Jamestown Town Council for approval. Certifications were signed by all commissioner.

Mr. Henry adjourned the meeting at 8:05 PM.

# Jamestown Advisory Plan Commission

## Certification to Jamestown Town Council

**COPY**

Town of Jamestown  
Jamestown Municipal Building  
421 East Main Street  
Jamestown, Indiana 46147

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We, the Jamestown Plan Commission, held a public hearing on June 24, 2014 to consider a Petition to Rezone Property located at 7050 South SR 75, Jamestown, Indiana, submitted by Fukai Toyotetsu Indiana Corporation. The specific request was made for a change in the zoning district of the Property from "A" Agriculture to "I" Industrial. In considering the proposal for a change in the zone maps with respect to the Property, the Jamestown Plan Commission paid reasonable regard to the statutory criteria enumerated in IC 36-7-4-603 and made findings thereupon, a copy of which is attached to this certification and made a part hereof. We hereby certify the proposed zoning ordinance to the Town Council of the Town of Jamestown, Indiana with a favorable recommendation by a majority vote pursuant to IC 36-7-4-605(a)(3).

Jamestown Plan Commission:

Victoria J. Foster  
[Signature]  
Bill Leake

Jamara K Coma  
Mik Bruner  
[Signature]

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