**WABASH CITY BOARD OF ZONING APPEALS MINUTES**

**JUNE 21, 2018**

Members Present: Doug Adams, Todd Titus, Pat Mitchell, Oren Wagner, Larry Hoover,

 Sec. John Stephens, Attorney Doug Lehman.

1. Old Business:
2. Minutes from the May 2018 meeting were approved as presented.
3. New Business:
4. 10 X Engineered Materials LLC- Request for a Variance at 1162 Manchester Ave., to

Permit the processing and extracting of materials on the property

at 1162 Manchester Ave., property is zoned GB (General Business).

Attorney Lehman explained to the board that all paper work was in order for this, he also explained that this is needed due to the zoning being General Business, and they may need to have outside storage as well, which is not permitted in this district.

Attorney Rick Fisher was present for 10 x Engineered Materials LLC, he stated that they will not be storing anything outside, and also they are not going to make anything here, they are processing what has already been made. The Variance is for Heavy Industrial.

Mr. Fisher introduced a Jacob McCoat, Nate Gribben, Nick Boardman, and Steve Richey all from or associated with 10 X.

They are asking for a Variance to allow processing and extracting of materials, due the similarities of Heavy Industrial. Attorney Fisher presented 8 photos to the board of the surrounding properties. He stated that 10 X will clean up the property and make it look so much better. They are going to put up a storage building in the rear of the property 60’ x 120’, pictures are in the file of future building.

Dave Metz appraiser spoke to the board regarding the property. He stated that he has done research with surrounding properties, and the values in the area have increased in the last 5 years. He also added this project would not have any adverse effect on property values. He added that the original building was built for industrial use for manufacturing. He also stated if used for General Business the building would not be suitable.

Keith Gillenwater, Grow Wabash County, added that this project does have enough room to add the storage building, the noise level concern, and smoke concern would not be an issue on this site.

Attorney Fisher explained what 10 X does take industrial waste and extract products to re-use. He stated that Therma Fiber buys slag from the steel mills from Northwest Indiana and make insulation. The byproduct of this insulation is called shot.

10 X will be paid to take this Shot from Therma Fiber and re-process it, then sell what insulation is left it back to Therma Fiber, then they will take what is left of the metal and sell it as scrape , then what is left will be processed and becomes industrial abrasive, which replaces sand in basting for industrial.

Attorney Fisher explained that this building was built with 2 ft. thick concrete walls, he added there won’t be any odor, noise, or smoke coming out of the building, everything is contained inside.

The plan is to have 14 employees averaging about $30.00 per hour. Steve with 10 X spoke to the board and said he has been in this type of business for about 10 years, and he intends to cooperate with the neighbors, and with the City. He does not see any problems affecting the surrounding properties, only trucks coming and going which has always been done on this property for previous business.

There is no high heat, nor is there any active chemicals used. They added and showed a picture of the new building they are going to build, to keep the materials inside and out of the cold weather.

Member Adams asked how many trucks would come in daily, and how much shot would they go through a day. Mr. McCoat stated some days there would not be any and other days could be several dump trucks. He also added they can process 33 1/3 tons of shot and they plan on running 5 days a week 5 hours a day giving 2 hours for maintenance daily. Member Adams asked if they were buying or leasing the building, Mr. McCoat stated buying. Adams also questioned who will handle any complaints on dust control, Mr. McCoat stated it would be IDEM. McCoat also stated they must remove the dust from the product, He also added again there would be no noise coming from the building.

Bill Reed stated he did some research on this company 10x, and found that everything has checked out to be reliable and would be more than happy for them to come into Wabash.

A resident from Huntington Steve stated he spent 30 years with Gypsum, and then with Therma Fiber. He stated in 1934 Wabash opened its doors for a business called American Rock Wool, when they quarried rock from the local area, used the limestone and melted in their furnaces to make insulation. He stated he is very supportive of this to help control the waste products.

Owner Tom Spiece stated he has owed this building for 32 years, he stated he did not want to hear any person complain of noise, trucks moving, or smell, as we already have some of this in the area with landfill trucks, landfill smells, concrete trucks coming and going from Speedway concrete. And the residents that are there have already known these things existed for many years now, and should not have complaints with this new company coming to Wabash, the new business will not have, or add to the existing industry already there.

Rick Tyson spoke to the board and the 10x group and said his questions have all been answered to his satisfaction and commented to the 10 x group that they did a nice

 presentation.

Member Adams told the board and the audience that a letter is in the file from Mayor Scott Long stating his approval and reasons for the new 10x company. This letter will be available to the public if anyone would like to view.

Member Titus made a motion to vote on the Variance and 2nd by Member Wagner, Motion granted the variance approval 5-0.

Being no further business meeting adjourned.