



# OWENS CROSS ROADS CITY COUNCIL PLANNING COMMISSION MINUTES

**Monday, October 1, 2024 @ 6:00 p.m.**  
**Owens Cross Roads Court Room | 9032 Highway 431 S.**

**MEMBERS PRESENT:**

Deb Buskirk  
Antoinette Sisco Williamson  
Yvonne Meier  
Elizabeth Craig  
Tony Craig  
Jason Denenny

**Members Absent:**

Kenny Mitchem  
Blake Burns  
Tim Gaines

**CITY HALL STAFF PRESENT:**

Lora Martin  
Shannon Drake  
Bruce Swanson

**GUESTS PRESENT:**

Rommie and Lynn Hill  
Jerry O'Neal  
Tim Craig  
Der Wang

**J. Denenny called meeting to order at 6:10 pm**

**Pledge led by J. Denenny**

**Approve Meeting Minutes for September 9, 2024**

**Motion to Approve by D. Buskirk; 2<sup>nd</sup> by Y. Meier**

Jason Denenny Yea	Deborah Buskirk Yea	Elizabeth Craig Yea	Tony Craig Yea	Tim Gaines Absent	A.Sisco-Williamson Late, came in after vote	Yvonne Meier Yea	Blake Burns Absent	Kenny Mitchem Absent
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**Minutes approved.**

**Old Business: None**

**New Business: Possible re-zoning of 195 Hamer Road from Estate Residential to Special District for battery recycling plant.**

Jerry O'Neal spoke as a representative of Troy Firman (on the phone during meeting) and Hong Lee. Trying to do due diligence to see if the property could be re-zoned to allow for an industrial battery recycling plant prior to making an \$800,000 land purchase. Passed out schematic layout for building structures as described in the last meeting. Passed out info on the fire flow. Feels it's a good location due to other industries being on same road. Terry Greene with Summit Structures is the potential builder. Aware that there are many steps to accomplish prior to actual construction. Plan to move forward as soon as purchase is made and hope to start structure in 2025, as approvals are made for the various requirements. Question asked as to whether Hamer Road would need to be widened. Does not feel this would be an issue. The trucks coming in will not be 18 wheelers, but short box-like trucks. Future phases may require road to be widened, but not this one. Question asked about so much cement causing surrounding areas to flood. Assured that the proper requirements to prevent this would be put in place. It was mentioned that groundwater contamination could be an issue. Assured that the stringent standards for such things would be followed as required by the environmental agencies. Asked about hours of operation. Plan to operate on a normal daily schedule, such as 7:00-4:00, no late shifts and no traffic at all hours. Question asked if fire department could handle the different chemicals that might be released. Once again, all standards for safety will be met.

Terry Mann, a concerned citizen, had many questions and concerns about the safety of transporting these batteries to the facility. Concerned that fires might occur during transport. Many unknowns to a business such as this. It was restated that safety precautions will have to be enforced and regulations be met.

Der Wang, a concerned citizen, also wanted more information as to how his property would be affected. Really should not be.

It was also brought up that the property will be fenced in and locked and there will not be entry at all hours of the day or night. Certain schedules will have to be followed. There will not be customers in and out; this is not a retail business. This meeting is about re-zoning, not about approving the business itself at this point. There will be many other requirements to be met before approval of actual business.

**Motion to recommend re-zoning to the City Council by D. Buskirk; 2<sup>nd</sup> by A. Sisco-Williamson**

Jason Denenny Yea	Deborah Buskirk Yea	Elizabeth Craig Yea	Tony Craig Yea	Tim Gaines Absent	A.Sisco-Williamson Yea	Yvonne Meier Yea	Blake Burns Absent	Kenny Mitchem Absent
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**Motion passed.**

**Motion to Adjourn by T. Craig; 2<sup>nd</sup> by E. Craig.**

Jason Denenny Yea	Deborah Buskirk Yea	Elizabeth Craig Yea	Tony Craig Yea	Tim Gaines Absent	A.Sisco-Williamson Yea	Yvonne Meier Yea	Blake Burns Absent	Kenny Mitchem Absent
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**ADJOURNED MEETING AT 6:49 p.m.**

Respectfully Submitted by: *Lora Martin*

