

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION
BOARD MEETING MINUTES

September 1, 2022

**Wabash County Plan Commission Board
Wabash County Court House
Wabash IN 46992**

Board Members: Randy Curless, Jeff Dawes, Patty Godfroy, Sam Hann, Mark Milam, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Joe Vogel
Attorney Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook

Roll call was taken with the following Board members present: Joe Vogel, Sam Hann, Mark Milam, Randy Curless, Jeff Dawes, Christian Rosen, Patty Godfroy. Those absent were: Doug Rice, Cheri Slee, Geoff Schortgen

Others present: Ann Shepler, Stacy Shepler, Joe Cook, Debra Clark, Reuben Rowe

The Wabash County Plan Commission Board met on Thursday, September 1, 2022 in the Commissioners Meeting Room of the Wabash County Courthouse. The meeting was called to order at 7:00 pm by Board Chairman Mr. Randy Curless. Mr. Curless asked if there were any additions or corrections to the minutes of the August 4, 2022 meeting. Mr. Dawes made the motion to approve the minutes as written, this was seconded by Mr. Hann. Roll call vote on the motion was taken with 4 members in favor and 3 members abstaining as they were absent from the August meeting. The minutes will stand approved as written.

Mr. Curless: The first item on the agenda is the unsafe premise order on property deeded to Debra Clark and Billy Jo Wilcox in Pleasant Twp. Ms. Clark and her son Reuben Rowe are present tonight, Ms. Wilcox is absent. Mr. Howard reviewed the requirements that were to be met by tonight's meeting and showed photos of the property, the address correction was to be made on the deed, the roof was to be patched, downed tree removed, yard cleaned up and to be mowed and kept mowed. Ms. Clark and Mr. Rowe explained

what they have done as far as the required work and stated that they need more time to get everything done. After discussion Mr. Dawes made a motion to give Ms. Clark and Ms. Wilcox until the October 6, 2022 PCB meeting to have the address on the deed corrected (to be sure any further mailings will be sent to the correct address); the tree cleaned up, roof sealed, the yard cleaned up and to be kept mowed. Mr. Curless told Ms. Clark that she and Ms. Wilcox need to report back to the Board at the October 6th, 7:00 pm Plan Commission Board meeting. The motion was seconded by Mr. Vogel. A roll call vote was taken with 6 members present in favor of the motion, Mr. Hann opposed, the motion carried.

Mr. Curless: next on the agenda is the Myron Dill unsafe premises order in Chester Twp. Mr. Dill is not present tonight. Mr. Howard told the Board that we will be going to court on this matter. He shared photos and a letter from Mr. Myron Dill that was sent to the court. The property is deeded in the name of Theodore Dill, deceased, his son, Myron Dill lives in the house. We have been dealing with this property for a few years. No motion required on the matter.

Mr. Curless: next is Special Exception #12, Stacy Shepler for construction of a pond in Lagro Township. Mr. Howard stated that the property is located at 1325 E 200 N, Wabash, a 1.4 acre parcel. Specifications of the pond were reviewed. The property is located in Sharp Creek Estates, there are no restrictions in the covenants regarding ponds. The contractor is Aaron Dyson. The Shepler's are seeking a variance from the property line and ditch setbacks. Mr. Shepler provided a rough drawing of the plan, by his measurements the pond would be 34 feet to the Snyder property line and 30 feet from the county certified ditch, the pond itself would be about 70 ft. long and that would go east to west and about 59 ft. wide going north to south, it would be about 22 ft south of the leach field. After reviewing the information Mr. Rosen made a motion to give a favorable recommendation to the BZA, this was seconded by Mr. Hann. A roll call vote was taken of the 7 members present with all 7 voting in favor of the motion. Mr. Howard will verify required setback from leach field.

Mr. Howard gave the following updates:

- Nothing new to report on the Biomass Methane Collection project.
- Nothing new to report on the Solar Projects.
- The County Zoning Ordinance draft, he would like a motion to move to send the Ordinance to the County Commissioners for their approval. The Ordinance will also need to be sent to the incorporated towns of Lafontaine, Lagro, and Roann for their approval. Mr. Vogel made a motion to send the ordinance to the Commissioners with the recommendation for the new ordinance to take effect on January 1, 2023. The motion was seconded by Mr. Dawes. A roll call vote was taken with the seven members present all voting in favor of the motion. Mr. Thrush will prepare a document recommending the adoption of the Ordinance to be presented along with the ordinance to the Commissioners.

- The County Council has approved the Administrative Assistant position in the office to be full time beginning in 2023. Libby Cook will be retiring as of October 6, 2022.
- Complaints: the Kowalczyk property in Lagro Corp., Brainard Excavating was the lowest bid on the project. They will take down the structure to the foundation, fill in the hole, seed, and clean up the hillside of the property.

There being no further business Mr. Curless asked for a motion to adjourn. Mr. Vogel made the motion to adjourn, seconded by Ms. Godfroy. Roll call vote on the motion carried unanimously. Meeting adjourned at 8:03 pm.

Libby Cook
Secretary, Wabash County Plan Commission Board
MTH