



Wabash County Plan Commission

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Wabash County Plan Commission – Meeting Minutes

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Chris Hickman, Mark Milam, Doug Rice, Mike Ruse, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Jennifer Hicks, PC Secretary

Thursday, November 6, 2025

1. Call To Order

The Wabash County Plan Commission meeting was called to order at 7:00 p.m. by Secretary Jennifer Hicks.

2. Roll Call

Ms. Hicks, Plan Commission Secretary called roll:

- ✓ Randy Curless – *absent*
- ✓ Jeff Dawes – *present*
- ✓ Sam Hann – *present*
- ✓ Chris Hickman – *present*
- ✓ Mark Milam – *absent*
- ✓ Doug Rice – *present*
- ✓ Mike Ruse – *present*
- ✓ Geoff Schortgen – *absent*
- ✓ Cheri Slee – *present*
- ✓ Joe Vogel – *present*

Due to the absence of the Chair and Vice Chair, a motion was made to appoint Sam Hann to run the meeting. The motion passed.

3. Approval of the Meeting Minutes – October 2, 2025

The minutes from the October 2, 2025 meeting were presented for approval.

Mr. Rice made a motion to approve the minutes as written. Mr. Ruse seconded the motion.

Ms. Hicks called roll:

- ✓ Jeff Dawes – *yes*
- ✓ Sam Hann – *yes*
- ✓ Chris Hickman – *yes*
- ✓ Doug Rice – *yes*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *yes*
- ✓ Joe Vogel – *yes*

The motion carried.

4. Old Business

Unsafe Premise Order – 25 N. Perch Drive (Mary Chandler)

Mr. Campbell reported that nearly all cleanup work at the property has been completed and that the only remaining task is the seeding of the disturbed area. Due to the approach of colder weather, staff intends to contact the contractor to complete the seeding as soon as conditions allow. Some natural grass regrowth is already visible, but the central area where the structure was removed still requires attention. The matter will remain on the agenda until seeding is complete. No action taken.

Ordinance Review with Banning Engineering

The Plan Commission reviewed the draft agreement prepared by Banning Engineering to support the upcoming ordinance revision project. Mr. Curless, who initially requested this review be placed on the agenda, was not present. Discussion noted that page six of the proposal contained the primary cost breakdown and outlined chapter-by-chapter services offered. Representatives from Banning Engineering were in attendance and indicated that they were willing to assist with questions, attend the next meeting, or participate via Zoom as needed.

Mr. Ruse made a motion to table the Banning Engineering ordinance review proposal until the December meeting. Mr. Rice seconded the motion.

Ms. Hicks called roll:

- ✓ Jeff Dawes – yes
- ✓ Sam Hann – yes
- ✓ Chris Hickman – yes
- ✓ Doug Rice – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – *opposed* – Ms. Slee wished for discussion regarding the proposal rather than tabling the proposal.
- ✓ Joe Vogel – yes

The motion carried.

Unsafe Premise Order – 140 W Sims, Servia (Ezra & Loretta Gahl)

Mr. Campbell reported that the property still contains a neatly stacked collection of materials at the rear, which must be removed in order to close the case. Because the site is not yet in compliance, staff recommended leaving the item on the agenda. Staff will revisit the property prior to the December meeting and continue to monitor progress. No Action Taken. The matter remains open.

5. New Business

SE-25-010 – Rana & Michael Poe, Pleasant Township

Request: *Special Exception to allow the placement of a manufactured home in an RL2, non-lakefront zoning district.*

The petitioners were not present and did not request a continuance. The application form signed by the petitioner states failure to appear may result in dismissal and a 90-day waiting period before resubmittal. The Plan Commission discussed whether to dismiss or continue the matter. It was noted the petitioners have previously been responsive to staff, the manufactured home details are not yet finalized, and lack of applicant participation prevented the Plan Commission from being able to ask necessary questions.

Mr. Vogel made a motion to continue the application to the December 4, 2025 meeting. Mr. Dawes seconded the request.

Ms. Hicks called roll:

- ✓ Jeff Dawes – yes

- ✓ Sam Hann – yes
- ✓ Chris Hickman – yes
- ✓ Doug Rice – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – yes
- ✓ Joe Vogel – yes

The motion carried. The staff will make contact with the petitioners regarding their absence.

SE-25-012 – Adam & Rachel Hovermale, Lagro Township

Request: *Special Exception to allow the construction of a pond exceeding 400 square feet in an A1 zoning district.*

Mr. Campbell summarized the application materials, which included site plans, topographic maps, and pond construction details. A concern had been raised regarding the outlet tile shown on the plans, as the surrounding farm field had recently been retiled. The petitioners confirmed with the neighboring landowner that the tile connections had been re-established and that they had permission to tie into the new system if needed. Because the pond is less than 150 feet from the roadway, staff recommended using excess spoils to create a safety berm along the south side of the pond. The Drainage Board previously issued a favorable recommendation.

Mr. Rice made a motion for a favorable recommendation. Mr. Vogel seconded the motion. Ms. Hicks called roll:

- ✓ Jeff Dawes – yes
- ✓ Sam Hann – yes
- ✓ Chris Hickman – yes
- ✓ Doug Rice – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – yes
- ✓ Joe Vogel – yes

The motion carried.

SE-25-013 – Multani, LLC, Paw Paw Township

Request: *Special Exception to operate a liquor store in a GB zoning district in a building currently being used as a convenience store/gas station.*

The applicants submitted a timely request for continuance prior to the meeting. Mr. Rice made a motion for a favorable recommendation. Mr. Dawes seconded the motion. Ms. Hicks called roll:

- ✓ Jeff Dawes – yes
- ✓ Sam Hann – yes
- ✓ Chris Hickman – yes
- ✓ Doug Rice – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – yes
- ✓ Joe Vogel – yes

The motion carried.

6. Staff Reports
Monthly Report

Mr. Campbell presented the monthly permit activity and financial reports. It was noted that the increase in the new manufactured home permits reflected upgrades at multiple mobile home communities within the county.

Complaints Update

Mr. Campbell reported the following:

- 30 active confirmed complaints
- 12 in legal proceedings
- 2 unsafe premises
- 19 on monitoring status
- 59 complaints were rolled over
- 41 new complaints have been received in 2025
- 37 complaints have been closed

Mr. Campbell continued with reassessments as follows:

- 23 rolled over from 2024
 - 2 remain open
- 47 new received in 2025
 - 13 remain open

7. Adjournment

With no further business to come before the Commission, Mr. Vogel moved to adjourn. The motion was seconded by all members voting “aye.” The meeting adjourned at 7:34pm.

Others Present: Steve Hicks, Amy Lybarger, Shannon Hook, Cheryl Ridgeway, Louella Krom, Adam Hovermale, Rachel Hovermale, Gary Runkel

(bac)