



# Wabash County Plan Commission

One West Hill Street, Suite 205

Wabash, Indiana 46992

Telephone: (260) 563-0661 Ext. 1252, 1267

Fax: (260) 563-5895

[plandirector@wabashcounty.in.gov](mailto:plandirector@wabashcounty.in.gov) or [coplanning@wabashcounty.in.gov](mailto:coplanning@wabashcounty.in.gov)

## Wabash County Plan Commission – Meeting Minutes

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

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

**Thursday, February 5, 2026**

### 1. Call To Order

The Wabash County Plan Commission meeting was called to order at 7:00 p.m. by Randy Curless.

### 2. Roll Call

Ms. Hicks, Plan Commission Secretary called roll:

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

Ms. Hicks declared a quorum was present.

### 3. Public Hearing

Mr. Curless requested a motion to open the public hearing for the proposed flood damage prevention ordinance.

Mr. Vogel made a motion to open the public hearing. Mr. Hickman seconded the motion.

Mr. Curless stated the purpose of the public hearing was to receive public comment on the proposed ordinance, which updates and replaces the County's existing floodplain ordinance to ensure compliance with state and federal requirements and continued participation in the National Flood Insurance Program (NFIP). No final action would be taken during the public hearing.

Public comment was opened. No Comments were received in person or via zoom.

Mr. Ruse made a motion to close the public hearing. Ms. Slee seconded the motion.

### 4. Regular Meeting

Mr. Curless called to order the regularly scheduled Plan Commission meeting.

Minutes from the January 8, 2026 meeting were presented. Mr. Ruse made a motion to approve the minutes as presented. Mr. Dawes seconded the motion.

Ms. Hicks called roll:

- ✓ Randy Curless - *yes*
- ✓ Jeff Dawes – *yes*
- ✓ Chris Hickman – *yes*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *abstain*
- ✓ Joe Vogel – *yes*

The motion carried.

## 5. Old Business

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

This matter remains on hold pending seasonal conditions. No action taken.

### **Ordinance Review**

Mr. Campbell reported the ordinance review remains ongoing. A draft is anticipated for presentation in April, at which time a proposal from consultant assistance will be provided.

### **Unsafe Premise Order – Ezra & Laura Gahl**

Mr. Campbell reported significant cleanup progress. Remaining materials are minimal. Updated photographs will be obtained once weather permits. Matter to remain on agenda pending final review.

### **BESS / Data Center Draft Ordinance**

Mr. Campbell reported work continues to combine the BESS and Data Center ordinances due to similarities. Draft remains under review.

## 6. New Business

### **Flood Damage Prevention Ordinance – Recommendation**

Mr. Campbell summarized revisions required by the State, including updated definitions, formatting changes, and the addition of a section addressing public freshwater lakes.

Ms. Slee asked how the changes to the Flood Damage Prevention Ordinance would affect the Drainage Board. Mr. Campbell stated there shouldn't be any changes since the main portion of the updates to this ordinance were in regards to definitions and adding public freshwater lakes.

Discussion occurred regarding appointment authority for the Floodplain Administrator. The prior ordinance designated appointment by the County Commissioners. The draft language from the State referenced appointment by the Advisory Plan Commission.

It was agreed the recommendation to the Commissioners would include a revision stating the County Commissioners shall appoint the Floodplain Administrator, consistent with prior language.

Mr. Ruse made a motion to forward a favorable recommendation to the County Commissioners for adoption of the Flood Damage Prevention Ordinance, contingent upon revising the appointment language to designate the County Commissioners as appointing authority. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

- ✓ Randy Curless - yes
- ✓ Jeff Dawes – yes
- ✓ Chris Hickman – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – yes
- ✓ Joe Vogel – yes

The motion carried.

### **Electronic Meeting Resolution**

Mr. Campbell presented a resolution permitting limited participation by electronic means (Zoom), consistent with resolutions previously adopted by the County Commissioners and County Council.

Key provisions include:

- At least 50% of members must be physically present.
- No more than 50% may participate electronically at the same meeting.
- A member may not attend more than 50% of meetings in a calendar year electronically.
- A member may not attend more than two consecutive meetings electronically unless due to qualifying circumstances.

Mr. Dawes made a motion to approve the resolution. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

- ✓ Randy Curless - yes
- ✓ Jeff Dawes – yes
- ✓ Chris Hickman – yes
- ✓ Mike Ruse – yes
- ✓ Cheri Slee – yes
- ✓ Joe Vogel – yes

The motion carried.

## **7. Staff Reports**

### **Monthly Report**

Mr. Campbell presented the monthly permit activity and financial reports. No questions were raised.

### **Complaints Update**

Mr. Campbell presented Plan Commission with the complaints update.

Reassessments:

- 11 rolled over
- 47 total received in 2025
- 0 received so far in 2026

Complaints:

- 28 Active Complaints
- 12 Legal
- 2 Unsafe Premise Orders Open
- 42 Total Open
- 20 Being Monitored
- 41 Rolled Over
- 1 New Complaint in 2026

## **8. Other Business**

Mr. Campbell notified the Plan Commission Members that as an attempt to assure terms and compliance with state code regarding the Plan Commission make-up, the office has created new Oaths of Office with terms on them for recordkeeping purposes.

Additionally, Mr. Campbell discussed with the Plan Commission the Great Wabash County Clean-up and the potential use of the Unsafe Premise trash removal budget to support the March cleanup effort. Concerns were expressed regarding long-term funding expectations. It was agreed staff would monitor needs during this year's event and report back before committing funds.

**9. 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 7:46pm.

**Others Present:** Cheryl Ridgeway, Amanda Lyons

**(bac)**