



Wabash County Plan Commission

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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, July 2, 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 – *present*
- ✓ Chris Hickman – *present*
- ✓ Doug Rice – *present*
- ✓ Mike Ruse – *present*
- ✓ Geoff Schortgen – *present via zoom*
- ✓ Cheri Slee – *absent*
- ✓ Joe Vogel – *present via zoom*

Ms. Hicks declared a quorum was present.

3. Approval of Meeting Minutes –

Minutes from the May 7, 2026 meeting were presented.

Mr. Dawes made a motion to approve the minutes as presented. Mr. Hann seconded the motion.

Ms. Hicks called roll:

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

The motion carried.

4. Old Business

Ordinance Review

Ms. Hicks shared that Mary Strawder with Banning Engineering is reorganizing the existing

zoning ordinance changes into updated chapters and formatting. Proposed revisions will be exchanged and reviewed approximately one chapter at a time.

BESS Draft Ordinance

Mr. Campbell reported no additional revisions have been made to the previously distributed battery energy storage system (BESS) draft ordinance. After consultation with other counties regarding data center issues, it was recommended not to combine the BESS and data center regulations into one ordinance. Mr. Campbell will work with Mr. Curless and legal counsel regarding formation of a committee to review the BESS ordinance.

Data Center Moratorium Draft Ordinance

Mr. Campbell reported that the data center moratorium draft ordinance is expected to be placed on the Commission's August agenda for a public hearing. The Commission discussed whether one committee could work on both the BESS and data center ordinances, potentially meeting before regular Plan Commission meetings.

5. New Business

Proposed Carbon Capture and Sequestration Ordinance

Mr. Curless stated that the purpose of the agenda item was to consider a recommendation to the Wabash County Commissioners on the proposed carbon capture and sequestration ordinance. He explained that the Plan Commission could issue a favorable recommendation, an unfavorable recommendation, or no recommendation, and that the County Commissioners would make the final decision.

The public hearing was held on June 11, 2026, at Northfield High School. All public comments were entered into the record. Accordingly, no additional public comment was taken at this meeting.

Mr. Rice made a motion to send a favorable recommendation to the Wabash County Commissioners regarding the draft Carbon Capture and Sequestration Ordinance. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

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

The motion carried.

Application SE-26-003 - Shawn Renz

Shawn Renz requested a special exception to place a manufactured home on a four-foot crawl space in an RL2 non-lakefront zoning district in Pleasant Township. Mr. Campbell explained that the property is in the Sandy Beach neighborhood northwest of Laketon. Mr. Campbell commended the applicants for cleaning up the property after purchasing it. He reported that the property had been surveyed and that the proposed layout was acceptable. The applicants intend to have the manufactured home's title extinguished so the structure may be treated as a single-family dwelling. The petitioner was present and answered questions regarding the crawl space.

Mr. Rice made a motion for a favorable recommendation. Mr. Ruse seconded the motion.

Ms. Hicks called roll:

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

The motion carried.

6. Staff Reports

The Plan Commission received the May and June monthly reports and the mid-year financial report. Mr. Campbell stated that June permit totals were somewhat lower, while income remained generally comparable. Year-to-date permit totals were 15 below the same period in 2025; it was noted that the prior-year totals included a group of approximately 10 to 12 mobile-home permits submitted at one time.

Mr. Campbell also reported that year-to-date deck, porch, and patio permits totaled 18, compared with 23 at the same point in 2025. No reassessment referrals had been received during the preceding three to four months.

Mr. Campbell reported eight reassessments received during 2026, 13 reassessment cases remaining open across 2024-2026, and six reassessment cases closed during 2026. There were 82 open complaint cases, of which approximately 70 were being actively handled; 10 were with legal counsel, two involved unsafe-premises matters, and 20 were being monitored. Mr. Campbell stated the staff planned to focus on updating and advancing complaint cases.

7. Other Business

No additional business was presented by Commission members. No member of the public offered additional business.

8. Adjournment

With no further business to come before the Commission, Mr. Hann made a motion to adjourn. The motion was seconded by all members voting “aye.” The meeting adjourned at 7:16 pm.

(bac)