

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

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Wabash County Plan Commission Board

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Patty Lengel, Mark Milam, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Meeting Minutes of Thursday, March 7, 2024

Roll call was taken with the following present:

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Mark Milam, Christian Rosen, Cheri Slee, Joe Vogel

Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Absent: Patty Lengel, Doug Rice, Geoff Schortgen

Others present: Jared Mobley, Aaron Rosen, Nicky Burnsworth, Jeremy Warnock, Bob Gray, Dave Blocher, (speaking but not signed in) Jay Gillespie

The Wabash County Plan Commission Board met on Thursday, March 7, 2024 in the Commissioners Meeting Room at the Wabash County Courthouse. The meeting was called to order at 7:00 pm by Board Chairman Mr. Randy Curless.

Mr. Curless stated first on the agenda was a review of the minutes from the February 1, 2024 meeting. Motion to approve the minutes as presented was made by Mr. Vogel, second by Mr. Rosen. Roll call vote was taken; motion passed 6-0-1, with Ms. Slee abstaining because she was not in attendance at the February meeting.

Mr. Curless stated next on the agenda is Special Exception #2, for Jeremy & Mikki Warnock, to construct a pond. Mr. Campbell informed the board the property is located at 4077 E 500 N in Lagro Twp. The pond received a favorable recommendation from the drainage board. The drainage board requested permissions from affected neighbors because the pond plan does not allow for the water to flow naturally to a tile or waterway; those permissions were received by Mr. Campbell. Board members reviewed the application and property on GIS. Mr. Curless asked if there were questions or concerns from board members or others in attendance. There being none he asked for a motion. Mr. Hann made a motion to give a favorable recommendation to the BZA; second by Ms. Slee. The board proceeded to roll call vote; motion passed unanimously. Mr. Warnock was informed of the BZA hearing on March 26th.

Next on the agenda, Mr. Curless stated, is Special Exception #3, for Aaron & Amy Rosen, to construct a pond at 5171 N 650 E in Lagro Twp. Mr. Campbell stated the proposed pond would be approximately ½

acre with overflow outlets on Rosen property, naturally. The pond received a favorable recommendation from the drainage board. Board members reviewed the application and property on GIS. Mr. Curless asked if there were questions or concerns from board members or others in attendance. There being none he asked for a motion. Mr. Vogel made a motion to give a favorable recommendation to the BZA; second by Mr. Dawes. The board proceeded to roll call vote; motion passed unanimously. Mr. Rosen was informed of the BZA hearing on March 26th.

Mr. Curless stated next on the agenda was Special Exception #4, for Jared Mobley, to construct a pond at 5560 E 1000 N in Chester Twp. Mr. Campbell stated Mr. Mobley had received permissions from neighbors for the overflow into an adjoiners waterway. The pond received a favorable recommendation from the drainage board. Board members reviewed the application and property on GIS. Mr. Curless asked if there were questions or concerns from board members or others in attendance. There being none he asked for a motion. Mr. Vogel made a motion to give a favorable recommendation to the BZA; second by Mr. Hann. The board proceeded to roll call vote; motion passed unanimously. Mr. Mobley was informed of the BZA hearing on March 26th.

Mr. Curless then asked for an update on the Curt Arnett Unsafe Premise Order for the property located at 23 W Branson St, Liberty Twp. Mr. Campbell shared with the board that Mr. Arnett's wife had passed away a couple weeks ago and he would like to allow Mr. Arnett more time. Mr. Campbell stated he would have an update for the board at the next meeting on April 4th.

Mr. Campbell then provided the board with a complaint update, stating:

- 66 open complaints in 2024
- 43 complaints rolled over from 2023
- 9 complaints have been resolved in 2024
- 23 new complaints have been received in 2024

Mr. Curless asked if there was any other business to be brought before the board.

- Mr. Bob Gray asked if FountainVue, LLC in Lafontaine has any non-compliance issues currently. Mr. Campbell explained that complaints had been received and reviewed. He sent the owner a letter and four pictures. The owner took those pictures as being the only issues and corrected those. However, multiple units have the same issues. Mr. Campbell added that he had not sent further notices because he was aware the owner and the Town of Lafontaine were trying to work through some utility issues. Mr. Frantz added that the health board will not do anything until the living conditions are unsanitary. However, the state health board can step in immediately; at this point the local health board is waiting to see what the state health board and town decide to do. Mr. Gray explained, as he understands it, there are about 35 trailers caught in the middle of the issue, as the water is leaking on the trailer park side. He added that there is a master meter at the trailer park and on individual trailers for billing purposes. From his research, based on a 1989 agreement between the mobile home park and the Town of Lafontaine, the issue is the trailer park owner's responsibility. Mr. Gray feels residents are frustrated because the owner is not putting lot rents funds back into the park. Mr. Jay Gillespie introduced himself as the Lafontaine Town Board President. He confirmed what Mr. Gray had shared, adding that 3 million gallons of water has been lost and that they are beginning to track wastewater as well. He added that a lawsuit had been started in 2017, invoiced since 2021, and that they had been through mediation twice – where the owner had agreed to pay and fix the issues, and then failed to act.

- Mr. Campbell informed the board he had sent a letter to all the campgrounds in the county. The letter requested current site plans, as that is an ordinance requirement. He stated the site plans would also be beneficial to the assessment team if they begin assessing structures next year.
- Mr. Rice was not able to attend the meeting, but sent a request to Mr. Campbell to discuss the solar ordinance as it relates to Ag2 ground. Mr. Rice indicated he would like to see a review of the setbacks. Board members discussed if the Solar Committee reviewing Ag1 solar requirements could also review Ag2. Mr. Frantz stated the committee would need to show their focus is on the Ag1 so that the moratorium is not in place longer than reasonably necessary. It was suggested that Plan Commission take the committee's recommendation for Ag1 to mirror on Ag2. Mr. Campbell stated the committee hopes to have a recommendation in 3-6 months, with a goal of keeping the moratorium to about one year.
- Mr. Larry Thrush has advised Mr. Campbell that the Rob Kowalczyk legal fees have been paid in full. Mr. Thrush would encourage Mr. Frantz to move forward with filing for the \$14,750 reimbursement to Plan Commission, being repaid for the demo of the house located at 270 Main Street, Lagro.
- Mr. Campbell informed board members that Ms. Lengel has asked to step down from her position on the Plan Commission board. She would remain on BZA. He added that Ms. Lengel was on the board as a township trustee representative; while that is not required, there is another township trustee interested in serving. Mr. Campbell will work with the interested individual to get approved.

There being no further business, Mr. Curless asked for a motion to adjourn. Motion made by Mr. Rosen to adjourn; second by Mr. Vogel. Vote taken; motion passed unanimously. Meeting adjourned at 8:00 p.m.

Amanda Lyons
Secretary, Wabash County Plan Commission

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