

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 – Meeting Minutes

Board Members: Randy Curless, Jeff Dawes, Sam Hann, 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

Tuesday, January 2, 2025

1. Call To Order

Randy Curless, PC Chairman, called to order the Plan Commission Board meeting at 7:00 pm.

2. Roll Call

Jennifer Hicks, BZA Secretary, called roll:

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

Jennifer Hicks declared a quorum was present.

3. Approval of Meeting Minutes – September 12, 2024

Sam Hann made a motion to approve the minutes from September 12, 2024.

Mike Ruse seconded the motion.

Jennifer Hicks called roll:

- ✓ Randy Curless – *abstain*
- ✓ Jeff Dawes – *yes*
- ✓ Sam Hann – *yes*
- ✓ Mark Milam – *yes*
- ✓ Doug Rice – *yes*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *yes*
- ✓ Joe Vogel – *abstain*

The motion to approve the minutes passed 6-0-2.

4. Approval of Meeting Minutes – October 3, 2025

Joe Vogel made a motion to approve the minutes from October 3, 2024.

Randy Curless seconded the motion.

Jennifer Hicks called roll:

- ✓ Randy Curless – *yes*
- ✓ Jeff Dawes – *yes*
- ✓ Sam Hann – *abstain*
- ✓ Mark Milam – *abstain*
- ✓ Doug Rice – *yes*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *abstain*
- ✓ Joe Vogel – *yes*

The motion to approve the minutes passed 5-0-3.

5. Approval of Meeting Minutes – November 7, 2024

Sam Hann made a motion to approve the minutes from November 7, 2024.

Jeff Dawes seconded the motion.

Jennifer Hicks called roll:

- ✓ Randy Curless – *yes*
- ✓ Jeff Dawes – *yes*
- ✓ Sam Hann – *yes*
- ✓ Mark Milam – *abstain*
- ✓ Doug Rice – *abstain*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *yes*
- ✓ Joe Vogel – *yes*

The motion to approve the minutes passed 6-0-2.

6. Annual Report

- ❖ The 2024 Annual Report read by Brian Campbell
 - No Action Needed

7. Election of Officers

- ❖ Doug Rice made a motion to renominate the chair and co-chair from 2024 for 2025.
 - Randy Curless, Chair
 - Mark Milam, Co-Chair

Joe Vogel seconded the motion.

Jennifer Hicks called roll:

- ✓ Randy Curless – *yes*
- ✓ Jeff Dawes – *yes*
- ✓ Sam Hann – *yes*
- ✓ Mark Milam – *yes*
- ✓ Doug Rice – *yes*
- ✓ Mike Ruse – *yes*
- ✓ Cheri Slee – *yes*
- ✓ Joe Vogel – *yes*

The motion for the election of Randy Curless, Chair and Mark Milam, Co-Chair passed unanimously.

- ❖ Doug Rice made a motion to nominate Jennifer Hicks, Secretary.

Joe Vogel seconded the motion.

Jennifer Hicks called roll:

- ✓ Randy Curless – *yes*

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

The motion for the election of Jennifer Hicks, Secretary, passed unanimously.

8. Other Business

❖ **Countywide Complaint Update**

Brian Campbell provided an update on countywide complaints.

There are 52 open complaints, including those rolled over from 2024.

109 complaints total in 2024, almost half of which were able to be closed out in 2024.

These numbers include properties that are with Mark Frantz or Larry Thrush in legal.

❖ **Fountainvue Mobile Home Park Update**

New manufactured homes have been delivered to the park; however, they are not set yet, despite what is on Facebook. There have been no permits issued for Fountainvue yet since they need to apply for a variance due to roof pitch. They are currently on the docket for the January 28, 2025 Board of Zoning Appeals meeting. Some questions were asked regarding the new owner. Brian informed the board that the new owner, Canann Williams, has been in contact with the plan commission office on a regular basis.

❖ **535 E Pike Street, Roann – Dan Griffith**

The court issued a judgement on November 12, 2024, the 30-day time limit has expired with no changes to the condition of the property. Chris Straub, Wabash County Health Department Environmentalist, was not willing to go into the home without an order from a judge or a formal complaint, so at this time we are working on the exterior, getting it cleaned up. Mr. Griffith has not contacted the Plan Commission office in any way regarding the clean-up. Mr. Frantz will be filing contempt on Mr. Griffith for not complying with the order.

❖ **64 W Lakeside Dr, Sandy Beach – Ken Combs**

Mr. Campbell gave an update on the status of the complaint. DNR had ordered the boulders to be removed from the lake. Mr. Combs was able to do so without removing the pergola structure. The pergola is still in place and too close to the property line setback. Mr. Campbell asked for the board's approval to send a letter requesting Mr. Combs to remove the structure. There are other issues on the property that have been received as complaints from neighbors. In regards to the rocks and stones, Mr. Campbell is unsure if it is in violation of the zoning ordinance or what it would fall under since it could be considered a property line fence. Mr. Milam asked for the definition of a structure and a fence. Mr. Campbell read the definitions directly from the Wabash County Zoning Ordinance. Mr. Vogel asked the height limits in the ordinance. Mr. Campbell explained the limits and requirements for front yard fencing since in a RL zone, the lakeside is considered the front yard. Mr. Hann believes that everything other than the new pergola is a civil issue between the neighbors. Discussion was had regarding what is a structure. Mr. Campbell will be sending a letter to the property owner regarding the pergola being too close to the property line and the structure needs to be moved/removed.

❖ **Mowing General Services Agreement**

Mr. Campbell updated the board that he is nearly finished with the general services agreement for mowing in platted areas, similar to how Wabash County Highway does it, with one company with set rates to be contacted when needed.

10. Adjournment

Jeff Dawes made a motion to adjourn.

The meeting adjourned at 7:47pm.

(bac)