

WABASH COUNTY PLAN COMMISSION

Courthouse 7:00 P.M.

6 January 65

Present - Members: Roy Kroft, Robert McKillip, Harold Smith, Stewart Shenefield, Galen Eiler, Pete Garrard and Marion Mower.

Guests: Dave Rogier, Paul Vermillion and Elmer Phelps.

The minutes of the last meeting were read and approved.

Dave Rogier, a representative of Schellie Associates, Indianapolis, discussed land use survey maps which have been completed for Wabash County. He explained the classified legend on the maps.

The 2 mile jurisdiction limit was discussed.

Mr. Paul Vermillion asked Mr. Rogier if they would supply an inventory on all county roads to the State Highway Department.

Harold Smith moved to accept the addenda or agreement on payment, second by Galen Eiler. Vote carried.

Mr. Rogier reported on the availability of the American Society on Planning if any of the Plan Commission members were interested.

The election of officers for 1965 resulted in Roy Kroft, Chairman: Eldon Landis, Vice-chairman, and Robert McKillip temporary secretary.

The next meeting will be held March 3, 1965 at 7:00 P.M.

There was a discussion on the unincorporated town and as to whether they want to join the planning of the county. Those towns may, however, become a part of the Master Plan during the year if they indicate it on their own initiative and contribute their own funds. Lagro, EaFontaine, and Roann would save funds which they will have to appropriate in the future if they become a part of the Master Plan now. Planning is an important question with the coming of the reservoirs. Participating in county planning will help stop undesirable development which may enter those areas and which may not be within the towns power to stop later.

Robert McKillip Sec'y.

WA BASH COUNTY PLAN COMMISSION

Courthouse 7:00 P.M.

3 February 65

Present - Members: Roy Kroft, Eldon Landis, Harold Smith, Pete Garrard, Robert McKillip, Marion Mowrer, Galen Eiler, Allen Smith, Stewart Shenefield.

Guests: Max Armie, Dave Rogier, Fred Petty, Paul Draper, Robert Stouffer, Truman Baker, Robert Foust, John Guenin, Lloyd Charles, Pete Jones, Robert Schultz, Richard Thompson, Dean Eppley, Paul Vermillion, Gene Stout, Elmer Phelps, and Howard O'dell.

The minutes of the last meeting were read and approved.

Dave Rogier, of Schellie Associate, explained county base maps, land use plan, thoroughfare plan and public facilities plan to members and guests.

Howard O'dell of Wabash Planning Commission, reported the city was interested in sharing cost with the country for a joint city-county building commissioner.

Eldon Landis stated that it was his opinion the county council would appropriate funds for the administrative cost for planning.

Representatives from town boards of Roann, Lagro, and LaFontaine attended the meeting and Mr. Rogier answered questions and outlined the purpose and procedures of county planning. It was decided to hold community meetings in each of the three towns so citizens could ask questions on county planning.

The deadline was extended to give town boards time to consult their citizens before committing themselves to county planning and also to seek a way to finance the project.

Attorney William Tallman was to contact Mr. Fred Holmes, of the State Board of Accounts, to see if emergency appropriations could be approved. In event appropriations could not be obtained, citizens or businesses could underwrite the cost of planning.

Elmer Phelps presented a proposal to furnish land studies to the commission.

Eldon Landis made a motion to accept the proposal. Seconded by Rob't McKillip, Vote carried.

Mr. Vermillion stated he was impressed by the interest shown in connection with planning and the Highway Department.

The next meeting was set for Wednesday March, 3, 1965 at 7:00 P.M. at the courthouse.

Harold Smith moved to adjourn, seconded by Galen Eiler.

Robert McKillip, Sec'y

WABASH COUNTY PLAN COMMISSION

COURTHOUSE 7:00 P.M.

3 March 65

Present - Members: Roy Kroft, Harold Smith, Pete Garrard, Stewart Shenefield, Allen Smith, Eldon Landis, and Robert McKillip.

Guests: John Guenin, Truman Baker, Lloyd Charles, Dave "ogier, Joe DuBois, Elmer Phelps, Paul Vermillion, William Tallman, Ray Fahl, Hubert Carter, Howard O'Dell and Jim Armstrong.

The minutes of the last meeting were read and approved.

Mr. Kroft made some introductions.

Mr. Tallman stated that each town should draw up an ordinances, making the County Planning Commission their town's official planning body. He also stated the contracts will be signed to authorize County Auditor James Bricker to make payments to Schellie & Associates, Indianapolis consultants, for services rendered to the three towns.

Mr. Rogier recommended a advisory committee to the Plan Commission from each town. He also briefed town board members on procedures for joining county planning. Mr. Rogier informed the planning commission that preliminary ordinances will be drawn up by September. Public hearings on the proposed ordinances will be held in each of the three towns and at Wabash before final approval will be given by the commission to the ordinance system.

Mr. Rogier explained the Guide to Planning and Zoning, administration procedures and forms.

The commission encouraged residents to check with county officials on requirements before buying small parcels of land with the intent of building.

Next meeting of the Planning Commission will be April 7 at 7:30 P.M.

Stewart Shenefield made a motion to adjourn, seconded by Allen Smith.

WABASH COUNTY PLAN COMMISSION

COURTHOUSE 7:30 P.M.

7 APRIL 65

PRESENT - Members: Roy Kroft, Harold Smith, Stewart Shenefield, Galen Eiler, Allen Smith, Eldon Landis, Marion Mowrer.

Guests: Kenneth Wright, Joe DuBois, Dave Rogier, Paul Vermillion, Robert Gonderman.

The minutes of the last meeting were read and approved.

Acting Sec'y Robert McKillip of the Plan Commission asked to be relieved of his duties and Robert Gonderman agreed to handle this work through his office.

Mr. Gonderman stated the ordinances have been drafted and present to the town boards of Roann, Lagro and LaFontaine for their consideration of naming Wabash County Plan Commission as their official planning body.

The Plan Commission on a motion by Galen Eiler and seconded by Marion Mowrer entered into a supplemental agreement with Schellie Associates covering the schedule of payments for a comprehensive planning program for the three towns.

During April Schellie Associates will draft base maps and conduct surveys of existing land use for each of the three towns.

The Wabash County Plan Commission moved to invite the Wabash and North Manchester Plan Commission to attend the May meeting. Interested citizens are also urged to attend.

A comprehensive plan for the county and three towns is scheduled for presentation at the May 5 meeting, which is to be held in the circuit court room in the court house. Included will be plans for land use, thoroughfares, and public facilities.

It was moved by Harold Smith and seconded by Galen Eiler that an advisory committee be created for the towns of Roann, Lagro and LaFontaine for the purpose of advising the Plan Commission from time to time as required. The advisory committee of each town will consist of three members to be appointed annually.

All of the plans and ordinances for the county and the three towns are tentatively scheduled for preliminary completion by the end of September. At that time, the required public hearings can be held by the commission. Adoption of all the components of the planning program by the county commissioners and the town boards might possibly take place by January of 1966.

Paul Vermillion of the Indiana State Highway Department discussed the concerns of the state in regard to thoroughfare planning in the county.

Dave Rogier, planner-in-charge of Schellie Associates, presented several perspective sketches showing features of planned communities, neighborhoods, neighborhood centers, industrial parks and shopping centers.

The next meeting was set for May 5, 1965 at 8:00 P.M.

Eldon Landis made a motion to adjourn, seconded by Harold Smith.

MINUTES OF THE REGULAR MEETING OF THE
WABASH COUNTY PLAN COMMISSION HELD ON

May 5, 1965 - 8:00 o'clock P. M.

Court House - Wabash, Indiana

The May meeting of the Wabash County Plan Commission was called to order by Roy Kroft, Chairman of the Commission. The minutes of the April meeting, having not been transcribed, were not read and the first order of business was the roll call. The following members of the Plan Commission were present: Roy Kroft, Stewart Shanafield, Eldon Landis, Gaylor Eiler, Allen Smith, Marion Maurer, and Charles Garrard. Those absent were: Harold Smith and Robert McKillip.

Also attending the meeting were the following guests: Truman Baker and James Armstrong, members of the Board of Trustees of the Town of Lagro; John Guenin and Lloyd Charles members of the Board of Trustees of the Town of Lafontaine; and Paul Draper a member of the Board of Trustees of the Town of Roann. Mr. Crockett, Chairman and Jack Nye, a member, of the Huntington County Plan Commission were present, as was also a member of the Grant County Plan Commission.

Under old business, Dave Roser of Schellie Associates presented the Commission with a claim representing the May payment due for professional services in the amount of \$765.00. Chairman Kroft turned said claim over to Eldon Landis, Chairman of the County Commissioners for consideration at their next meeting.

There being no other old business to consider, the meeting was then turned over to Dave Roser from Schellie Associates. The remainder of the meeting was spent in the dis-

cussion of the comprehensive plan for Wabash County and in preparation for this meeting, Mr. Roser had prepared numerous land use maps, etc. which were hung in the court room for the examination of the plan commission, guests, and citizens attending the meeting.

The first land use maps discussed by Mr. Roser were for the towns of Lagro, Roann and Lafontaine, and sixteen categories of land use were shown on these maps. Other preliminary maps and charts discussed by Mr. Roser at this meeting were a land capability map and a selected land use map for the county.

The purpose of the above mentioned maps was to provide Schellie Associates with the information to be used in the preparation of the comprehensive master plan map which was then presented to the Commission. There is an over lay on the comprehensive master plan map which shows public facilities and thoroughfare planning. After a brief explanation of the comprehensive map, Mr. Roser opened the meeting for questions and discussion.

Mr. Crockett, Chairman of the Huntington County Plan Commission, stated that his Commission was very interested in what was being planned in Wabash County, particularly in those areas which adjoin Huntington County. He explained that to prevent a conflict in land uses in those areas where the two counties adjoin, it was necessary for there to be cooperation between the two county plan commissions. And he further added that it was his intention to attend all future meetings of the Wabash County Plan Commission.

Mr. Roser stated that it was important that the adjoining counties be advised as to the progress of our county

plan and after a brief discussion, Mr. Tallman, the acting Secretary for the Plan Commission, was directed to write the plan commissions in the surrounding counties and advise them as to the date and time of our future meetings. Mr. Roser advised Mr. Tallman that he would supply him with the necessary names and addresses.

Another map, which was not mentioned above, but that was examined and discussed at this meeting, was the annual daily traffic map. Mr. Roser stated that thoroughfare planning was very important and that their projected figures estimated that when the dams were completed that a maximum of 500,000 people a year could be expected to visit said dams and recreational facilities. He also added that the dams would bring a projected 13.5 million dollars a year additional revenue to the surrounding area.

A discussion was had as to the importance of the recreational facilities to be provided in the dam areas and Mr. Landis advised the group that the County Commissioners were looking into this matter and also the possibility of obtaining federal and state funds.

On motion duly made, seconded and unanimously carried it was decided by the Plan Commission to hold the next four meetings in the towns of Lagro, Lafontaine, Roann and North Manchester. The June 2nd meeting is to be held in Roann and the town trustees present at the meeting stated that they would obtain facilities for said meeting. Charles Garrard was appointed to take charge of publicizing said meeting so as to obtain the best possible turnout.

It was also decided that a member of the Plan Com-

mission should attend the meetings of the plan commissions for the City of Wabash and Town of North Manchester. Chairman Kroft appointed Marion Maurer to attend the Wabash Plan Commission meetings and Allen Smith to attend the North Manchester, plan commission meetings. Mr. Tallman, acting Secretary, was directed by the Chairman to write letters to the North Manchester and Wabash Plan Commissions and invite them to attend the meetings of the Wabash County Plan Commission.

Mr. Tallman, acting Secretary and attorney for the Wabash County Plan Commission, advised the commission that the ordinances from the towns of Roann, Lafontaine and Lagro designating the Wabash County Plan Commission as their plan commission had been received. He also advised the Commission that the contracts between the county and the towns concerning their payment of the respective share of cost to Schellie Associates for the county plan had been executed and received except for the town of Lagro. Mr. Tallman stated that Mr. Magley, attorney for the Town of Lagro, had advised him that said contract was satisfactory and that it would be executed and returned to Mr. Tallman in the near future.

There being no further business to come before the meeting, said meeting was adjourned on motion made by Stewart Shanafield and seconded by Eldon Landis and unanimously carried by the Commission.

Respectfully submitted,



William H. Tallman, Secretary
Wabash County Plan Commission

MINUTES OF THE REGULAR MEETING OF THE
WABASH COUNTY PLAN COMMISSION HELD ON
June 2, 1965 - 8:00 o'clock P. M.

Library - Roann, Indiana

The June meeting of the Wabash County Plan Commission was called to order by Chairman Pro Tem, Eldon Landis. The minutes of the May meeting were read and approved.

The following members of the Plan Commission were present: Stewart Shanafield, Allen Smith, Galen Eiler, Robert McKillip, Harold Smith, Pet Garrard, Eldon Landis. Those absent were: Roy Kroft and Marion Maurer.

Also attending the meeting were guests from the Huntington County Plan Commission and members of the Town Councils of the towns of Roann and Lafontaine.

Dave Rogier of Schellie Associates reviewed the preliminary steps which have been followed in determining the existing land use and development of base maps for future planning in Wabash County. These steps have now been completed for the three towns and all of the townships in the county.

There was a discussion of the comprehensive master plan map which was shown to the ones present and Mr. Rogier explained the existing land use and the preliminary thoroughfare system, which has tentatively been set up for the county.

The main topic of discussion by Mr. Rogier was concerning the preliminary draft of the master plan ordinance. Mr. Rogier reviewed the entire master plan and asked for questions from the floor. One Hundred copies of the preliminary draft of the master plan ordinance was presented and distribution was made according to suggested distribution lists prepared by Schellie Associates. Members present took the responsibility for seeing that distribution was made to the appro-

priate parties.

Mr. Landis then discussed the need for preparation of the 1965 Budget which should be done by early July. In that connection, it was moved, seconded and unanimously carried that a special meeting be called on June 16, 1965 at 8:00 P.M. in the Wabash County Court House, Wabash, Indiana. A special committee was appointed by Mr. Landis consisting of a secretary, Robert Gonderman, member Pete Garrard and Allen Smith. This committee is to contact the City Administration of the City of Wabash and also the Town Plan Commission and Town Council of the Town of North Manchester to explore the feasibility of utilizing the services of one person to be employed by Wabash County to act as Administrator for Wabash County Plan and the plans of the Town of North Manchester and the City of Wabash. A report by this special committee will be made at the June 16th meeting.

The regular July meeting will be held on the 7th of July at 8:00 o'clock P. M. in the Community Room in the basement of the Indiana Lawrence Bank and Trust Company, North Manchester, Indiana. There being no further business to come before the Commission upon motion made and duly seconded and unanimously carried, the meeting was adjourned sine die.

Respectfully submitted,

Robert F. Gonderman, Attorney
& Secretary Wabash County
Plan Commission

MINUTES OF A SPECIAL MEETING OF THE
WABASH COUNTY PLAN COMMISSION HELD
ON June 16, 1965 - 8:00 O'clock P.M.
COURTHOUSE - WABash, Indiana.

The June Meeting of the Wabash County Plan Commission was called to order by Chairman, Roy Kroft. The reading of the minutes of the June meeting were suspended until the regular meeting in July.

A number of the members of the Planning Commission for the City of Wabash, Indiana, to-wit: Dee Bryant, David Ford and Howard O'Dell were present along with the City Engineer and Secretary for said Board, Richard McKee. There was considerable discussion about the advisability of having an administrative officer for Wabash County who would administer both the plan for the City of Wabash and for Wabash County. Discussion was had concerning the salaries and the requirements for such a person. It was suggested that another meeting be called on the 30th of June, 1965 at which time the regular members of this plan commission would be in attendance and in addition, members of the planning commission for the City of Wabash would be notified by Richard McKee to attend. Mr. Schellie and Mr. Sheridan, both of whom are professional planners for Wabash County and the City of Wabash respectively, will be requested to attend.

The Secretary was directed to give notice to County Plan Commission members and to Mr. Schellie and to Mr. Sheridan.

The meeting adjourned sine die.

Respectfully submitted,

Robert F. Gonderman, Attorney
and Secretary, Wabash County
Plan Commission

MINUTES OF A SPECIAL MEETING OF THE
WABASH COUNTY PLAN COMMISSION HELD
ON JUNE 30, 1965 - 8:00 P. M. IN
THE MEETING ROOM OF THE WABASH
COUNTY COURT HOUSE

A special meeting of the Wabash County Plan Commission was called to order by Chairman, Roy Kroft. The minutes of the June meeting were not read and were to be read at the regular meeting in July.

Members of the Wabash County Plan Commission were present. Also in attendance were six members of the Wabash County Council and Mr. Howard O'Dell, Chairman of the City of Wabash Plan Commission.

Mr. O'Dell advised the planning commission that the Wabash County Plan Commission had passed a resolution to participate and join with the County in the use of a single administrator and administrative office to administer both plans. It was stated that this, in no way, would interfere with the respective rights of each plan commission to determine its own affairs, but that it was a matter of convenience and economy to the taxpayers only.

After discussion, plan commission member, Pete Garrard, moved that the Wabash County Plan Commission pass a resolution to employ an administrator to work jointly with the Wabash County Plan Commission, The City of Wabash and, in the event that North Manchester Planning Commission would elect to be a participant in this program, with them also.

This motion was seconded and unanimously carried.

The next item of business was the discussion of the proposed budget for 1966. The budget suggested by Schellie &

Associates was reviewed and found to be adequate in all respects except Item A-11. The Board agreed that the amount paid per mile for travel should be in line with other officials in the county. Therefore, it was agreed to leave the total mileage figure in the budget, but to eliminate any reference to \$0.10 per mile.

On motion duly made and seconded and unanimously carried, the proposed budget was adopted and the plan commission attorney was advised to prepare the budget for signature.

Respectfully submitted,

Robert F. Gonderman, Attorney
and Secretary for the Wabash
County Plan Commission

MINUTES OF THE REGULAR MEETING
OF THE WABASH COUNTY PLAN COM-
MISSION HELD ON JULY 7, 1965 -
8:00 P. M. IN THE COMMUNITY ROOM
OF THE INDIANA LAWRENCE BANK &
TRUST COMPANY, NORTH MANCHESTER,
INDIANA

The July meeting of the Wabash County Plan Commission was called to order by Chairman Roy Croft. All members of the Commission were present excepting Marion Mowrer and Galen Eiler. Others present were as follows: Roland Schmedel, Claude Johnson, Herb Underwood, William Daggett, David Yeather, Herbert Priser, Larry Leffel, and Jim Taylor, from North Manchester; Ralph DuBois, Paul Draper and Mr. Grandstaff from Roann; Wilbur Curless, County Commissioner; David Roser, of Shellie & Associates; William H. Tallman, Acting Secretary.

The Chairman thanked the Bank and those present from North Manchester for the use of the Community Room in the Bank for the meeting and their courtesy in inviting the Commission to hold its regular meeting at North Manchester. After an introduction of all parties present at the meeting, the Chairman turned the program and meeting over to David Roser of Shellie & Associates.

Mr. Roser began by briefly discussing the Master Plan and other zoning maps which had been placed about the room and advised those present that the principal subject of the evening would be zoning. At this time, he passed out a booklet entitled "The Why and How of Rural Zoning" and briefly read from its introduction. Mr. Roser stated that there are to be thirteen different zone districts in the county, which are agricultural, flood control, forest and recreation, residential, R-1, R-2, R-3, lake residential, three (3) ^(A) types of business zones, industrial, and industrial reserve. After his talk on zoning, and the anticipated plan for the county, Mr. Rosier opened the floor for questions.

Mr. Schmedel, Chairman of the North Manchester Plan Commission, stated that it was very interested in retaining the 2-mile limit outside the Town of North Manchester under its jurisdiction. He advised the Chairman that the North Manchester

Plan Commission had notified certain junkyards located within the 2-mile limit that they had five (5) years within which to move and that he was afraid that if the County Plan Commission took over this area, that this notice would no longer be effective and the County Plan Commission would have to start over and give new notice. A discussion by various parties present was had on this matter and it was decided that the 2-mile limit around the various towns in the county was perhaps the most significant issue involved in all county planning. Mr. Rosier advised Mr. Schmedel that the question as to whether the county plan commission would assume jurisdiction of this area or leave it to the particular town involved was in the last result, up to the County Commissioners after they had received a recommendation from the County Plan Commission, which was required to hold a hearing on the matter.

William H. Tallman, member of the firm of Gonderman, McCallen & Tallman, attorneys for the Commission, advised the Chairman that the budget for the County Plan Commission had been prepared and that he would leave it with Charles Gerard, County Agent, to be signed by all the members of the Commission. Although, the budget was to be filed with the Auditor on or before July 1, 1965, Mr. Tallman advised the Board that the delay had been explained to the Auditor and that he had extended the time for filing.

A discussion was then had concerning the progress of the County Plan and Mr. Rosier explained that at the next regular meeting, he intended to present to the Commission completed zoning maps of the County. He further stated that after the August meeting, preparations could then be made for holding the public hearings on the plan. At this time, the Plan Commission unanimously decided that the public hearing on the Master Plan would be held on the first Wednesday in September at the Court House in Wabash, Indiana. It was decided that the dates of the other public hearings would be determined at the August meeting.

There being no further business, the meeting was adjourned.

William H. Tallman
William H. Tallman, Acting Sec'y

MINUTES OF A REGULAR MEETING
OF THE WABASH COUNTY PLAN COMMISSION

Minutes of a regular meeting of the Wabash County Plan Commission held on August 4, 1965, 8:00 p.m., in the Community Center, Lafontaine, Indiana.

The August meeting of the Wabash County Plan Commission was called to order by Chairman Roy Croft. Mr. John Guenin, President of the Board of Trustees of the Town of Lafontaine, introduced Mr. Croft and welcomed the Plan Commission to Lafontaine. All members of the Commission were present, excepting Galen Eiler, Eldon Landis and Marion Mowrer.

William H. Tallman, acting Secretary, read the minutes of the July meeting of the Plan Commission held at North Manchester, Indiana, which said minutes were approved by the Chairman.

The Chairman introduced the members of the Plan Commission present, after which he turned the program and meeting over to David Rogier of Shellie & Associates.

Mr. Rogier's presentation consisted in a summation, of the progress to date of the proposed Wabash County Master Plan. He explained the various zone maps for the County that had been prepared by his firm, with particular attention being paid to the proposed zone map for the Town of Lafontaine, and the zone map for the Township in which Lafontaine is located. Mr. Rogier then presented for the first time to the Commission, copies of the preliminary draft of the zoning ordinance. He spent the rest of his presentation explaining said zoning ordinance to the members of the Commission and guests present at the meeting.

After Mr. Rogier had completed his talk, there was a short question and answer period, after which the public meeting was adjourned.

A closed meeting of the Plan Commission was then held for the purpose of determining the dates and procedure to be followed in the adoption of a Master Plan and Ordinance to enforce the same. It was decided by the Commission that a public hearing on the Master Plan would be held on September 1,

1965, in the court room at the Court House in Wabash, Indiana, at 7:30 p.m. It was further decided that three (3) public hearings would be held in the month of September on the proposed zoning ordinances to be established under the Master Plan. The first public meeting is to be held at Southwood High School on September 8, 1965; the second meeting at Wabash High School on September 15, 1965, and the last meeting at North Manchester High School on September 22, 1965. The Commission will, subsequent to these meetings, then have a closed meeting to determine future steps to be taken in the enactment of the Master Plan and ordinance. Mr. Pete Gerard agreed to make arrangements for the use of the facilities for the above meetings and William H. Tallman, acting secretary, agreed to prepared the necessary notices for said meetings.

There being no further business, the meeting was adjourned.



William H. Tallman,
Acting Secretary

PUBLIC HEARING ON MASTER PLAN AND
ORDINANCE FOR THE UNINCORPORATED
AREA OF WABASH COUNTY, AND FOR THE
TOWNS OF LAFONTAINE, LAGRO AND ROANN,
INDIANA, HELD ON SEPTEMBER 1, 1965,
AT 7:30 O'CLOCK A. M. AT THE COURT
ROOM IN THE COUNTY COURT HOUSE IN
WABASH, INDIANA, AND REGULAR MEET-
ING OF THE WABASH COUNTY PLAN COM-
MISSION.

The public hearing on the Master Plan was called to order by Chairman, Roy Kroft. Since said meeting was also a regularly scheduled time for the Plan Commission monthly meeting, the minutes of the August meeting were read by William H. Tallman, acting Secretary and approved with one exception. The exception was the fact that the second public meeting on the proposed zoning ordinances is to be held at the Court Room in the Court House in Wabash, Indiana, and not at Wabash High School.

All of the members of the Wabash County Plan Commission were present excepting Marion Mowrer, Eldon Landis and Allen Smith. Other persons present at said meeting were: Wilbur Curless, County Commissioner; Mr. Vermillion, State Highway Department; John Guenin, Lloyd Charles and Robert Foust, members of the Town Board of Lagro; Paul Draper, member of the Town Board of Roann; William Grandbois, local representative of NIPSCO; Max Armie, County Health Officer; Wilbur Thomas, former County Commissioner; Mr. Zimmerman, Public Service Company of Indiana; David Rogier, Schellie Associates; John S. Eskilson, attorney for NIPSCO; Henry Johnson; and William H. Tallman, acting secretary.

After introducing the members of the Commission and other guests present, Mr. Kroft turned the program and meeting over to David Rogier of Schellie Associates. Mr. Rogier explained in detail the purpose of the public hearing on the

LAW OFFICES
SONDERMAN, MCCALLEN
& TALLMAN
70 WEST HILL STREET
WABASH, INDIANA 46992

TELEPHONE - 563-1175

Master Plan and gave a 10 minute summary of said plan. At this point, Mr. Rogier asked William H. Tallman, acting Secretary, to read the notice of said public hearing printed in the newspaper, which was done and said proof of publication of said notice was ordered included in the minutes of said meeting. Said proof of publication is attached hereto, made a part hereof and marked "Exhibit A".

Mr. Rogier then opened the public hearing to questions from the citizens and other persons present concerning the Master Plan. Mr. Henry Johnson, Somerset, Indiana, asked Mr. Rogier whether the Master Plan, when adopted, could be later changed. Mr. Johnson is the owner of a sub-division known as Johnson Heights located in the Somerset area. Mr. Rogier advised him that the Master Plan could always be amended at a later date. Mr. Foust of the Town Board of LaFontaine advised Mr. Rogier that the Town Board did not approve of the areas set out in the Town of Lafontaine for industrial purposes. Mr. Rogier advised Mr. Foust that this was a question of zoning and was not intended to be covered in the public hearing on the Master Plan. Several other questions were asked by parties present concerning zoning in various areas to be covered by said master plan and Mr. Rogier again advised said parties that the public hearing on the Master Plan was not intended to cover these questions but that said problems were to be considered at the next three public hearings to be held on the proposed zoning ordinances.

Mr. Rogier then asked if there were any further questions from parties present concerning the Master Plan and there were none, at which time on motion being duly made by Robert McKillip, seconded by Pete Garrard and unanimously ap-

proved by the members of the Wabash County Plan Commission, the public hearing on the Master Plan was closed.

Due to the interest shown by the parties present concerning zoning, Mr. Kroft, Chairman of the Commission opened the meeting to questions concerning these matters.

Mr. Foust of the Town Board of Lafontaine advised Mr. Rogier that the Town Board was dissatisfied with the proposed industrial areas for the Town of Lafontaine. Mr. Foust stated that the Board desired the areas presently designated as industrial in the Lafontaine area to be changed to residential and after some discussion it was decided that perhaps an industrial zone could be laid out in another area of the town.

Considerable interest was shown at said meeting concerning junk yards. Mr. Tallman who gave the parties present a brief summation of the law involved in this area and answered questions concerning the problems that arise in getting rid of undesirable junk yards.

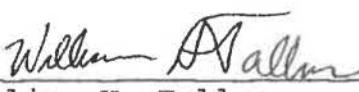
Mr. Eskilson, attorney for NIPSCO, presented a letter to the Commission, a copy of which is attached hereto, proposing a change in the zoning ordinance concerning public utilities.

Mr. Zimmerman, representing public service company of Indiana, also presented recommendations from his company, mainly concerning the parking space requirements set forth in the proposed zoning ordinance. According to Mr. Zimmerman said requirements would not apply to his company and that they would be exempt from said requirements by reason of state law.

In conclusion, Mr. Rogier advised the parties present that the matters presented concerning the zoning ordinance

would be given consideration in the preparation of the final draft of said ordinance and further advised said parties that these matters should be presented again at the public hearing on the zoning ordinance to be held on the next consecutive three Wednesdays. There being no further questions from parties present concerning the zoning ordinance, the meeting was dismissed.

Afterwards, a short meeting of the Plan Commission was held at which time it was determined that everything was going according to schedule and that there was no urgent business to be brought to the Commission's attention at that time. Mr. Kroft requested that all members of the Commission be present at the public hearing on the zoning ordinance to be held during the next three weeks. There being no further business to come before the Commission, the meeting was adjourned.



William H. Tallman

MINUTES OF PUBLIC HEARING ON THE
ZONING ORDINANCE FOR THE UNINCOR-
PORATED AREA OF WABASH COUNTY AND
FOR THE TOWNS OF LAFONTAINE, LA-
GRO AND ROANN, INDIANA, HELD ON
SEPTEMBER 8, 1965, 7:30 P. M. AT
THE SOUTHWOOD HIGH SCHOOL, WABASH
COUNTY, INDIANA.

The public meeting on the proposed zoning ordinance was called to order by Chairman, Roy Kroft. All members of the Commission were present excepting Marion Mowrer. Others present at the meeting were as follows: Wilbur Curless, Larry Curless, Mr. and Mrs. Urban Ulshafer, Paul Draper, Ralph DuBois, Mr. Guenin, Mr. Charles, Mr. Foust, Mr. and Mrs. Charles Kendall, Mr. and Mrs. Ward Lane, Jr., Everett Ellan, Gene Stout, Dale Taylor, Mr. Emrick, Bill Nangle, and David Rogier.

After the introduction of parties present, Mr. Kroft turned the program over to David Rogier of Schellie Associates.

Mr. Rogier started his presentation by explaining the purpose of the meeting which was to allow citizens in the areas to be affected by the proposed zoning ordinance to express their opinions and views and ask questions concerning the same. After a brief explanation of the zoning ordinance, Mr. Rogier opened the meeting for questions.

Numerous questions were raised concerning the problem of junk yards. Mr. Rogier and Mr. Tallman, attorney for the Commission, expressed their views on this matter and explained to the citizens present the proposed zoning regulations to be adopted to correct this problem.

Next, a question was raised concerning the distinction and difference between the classification of industrial and business. Mr. Rogier directed the attention of the parties present to the proposed zoning ordinance, copies of which have been passed out at the meeting, and this question was

satisfactorily answered by the definition section of said ordinance.

The last matter discussed at said public hearing was the Board of Zoning Appeals and its composition. Mr. Rogier explained that there would be four such Boards, one for the County, and one for each of the Towns of Roann, Lagro, and Lafontaine. After this discussion, Mr. Rogier asked if there were any more questions and there were none, at which time Mr. Kroft, Chairman of the Commission adjourned said meeting. Upon direction by said Chairman, a copy of the notice of said meeting and the proof of publication thereof is attached hereto and made a part of the minutes of this meeting.

William H. Tallman
William H. Tallman

MINUTES OF PUBLIC HEARING ON THE ZONING
ORDINANCE FOR THE UNINCORPORATED AREA OF
WABASH COUNTY AND FOR THE TOWNS OF LaFONTAINE, LAGRO
AND ROANN, INDIANA
HELD ON SEPTEMBER 15, 1965 - 7:30 o'clock P.M.
COURT HOUSE - WABASH, INDIANA

The public meeting ~~and~~ ^{on} the proposed zoning ordinance was called to order by acting Chairman, Robert McKillip. The following members of the Plan Commission were present at said meeting: Robert McKillip, Stewart Shanafield, Charles Garrard, and Allen Smith.

Others present at the meeting were as follows: Mr. Carpenter, Charles King, Ben Deeter, James Armstrong, Truman Baker, Dean Eppley, Bill Naugle, Norman Long, William Klare, Mr. Charles, Mr. Overman, Bill Frank, Robert King, David Rogier of Shelly Associates, and William H. Tallman, Attorney and acting Secretary.

After the introduction of the parties present, Mr. McKillip turned the program over to Mr. Rogier of Shelly Associates. As at the meeting held at Southwood High School the previous week, Mr. Rogier explained the purpose of the meeting which was to allow citizens in the areas to be affected by the proposed zoning ordinance to express their opinions and views and ask questions concerning the same.

Copies of the proposed zoning ordinance were passed out to the parties present and the meeting was opened for questions by Mr. Rogier.

Numerous questions were asked concerning the various provisions of said ordinance which were explained by Mr. Rogier to the satisfaction of those present. Several of the citizens attending said meeting made requests and suggestions concerning the zoning of certain property to be affected by said ordinance and requested that the present zoning plan be changed. Mr. Tallman and Mr. Rogier talked personally with the citizens requesting the changes and each of them agreed to send a letter to the Commission setting forth the

MINUTES OF PUBLIC HEARING ON THE
ZONING ORDINANCE FOR THE UNINCOR-
PORATED AREA OF WABASH COUNTY, AND
FOR THE TOWNS OF LAFONTAINE, LAGRO
AND ROANN, INDIANA, HELD ON SEPTEM-
BER 22, 1965, at 7:30 O'CLOCK P. M.
NORTH MANCHESTER HIGH SCHOOL, NORTH
MANCHESTER, INDIANA

The public meeting on the proposed zoning ordinance was called to order by acting chairman, Eldon Landis. All of the members of the plan commission were present excepting Marion Mowrer, Robert McKillip, Roy Kroft, and Pete Gerrard.

Others present at the meeting were as follows: Edward Corps, Bill Nangle, John Wenrich, Paul Shaw, William Klare, Myrval Vrooman, J. Howard Hetzler, Garland Wilcox, Mr. and Mrs. Earl Kern, Mr. and Mrs. Everett Kellam, Mrs. Shanafield, Mr. and Mrs. Wayne Rennaker, Frank Lukens, Max Armie, Lester Smith, a writer from the Wabash Plain Dealer, William H. Tallman and David Rogier of Schellie Associates.

The minutes of the September 15, 1965 meeting on the zoning ordinance were read and approved after which the meeting was turned over to David Rogier. Mr. Rogier started his presentation by giving a brief summary of the zone maps and the master plan map which were displayed at said meeting. Copies of the proposed zoning ordinance were passed out to those present for examination, after which the meeting was opened to questions.

Numerous questions were asked by parties present concerning the zoning requirements for beauty parlors and after a complete discussion of the matter, it was recommended by Mr. Rogier that the ordinance be changed to allow home occupations such as beauty parlors, etc. in agricultural areas.

Mr. Corps, who operates a dry cleaning establishment in Wabash and lives south of the City of Wabash, made a state-

ment to the effect that he was against the passage of the master plan and zoning ordinance and thought that the county could do without it. His main point being, that said legislation acted as a restriction upon individuals' use of his property. Paul Shaw, representing the Wabash Chamber of Commerce, was, to a large extent, in agreement with the comments of Mr. Corps and thought that the passage of a zoning ordinance left the citizens of the county open and susceptible to graft, since said commission would have the authority to hire numerous people to enforce the zoning ordinance and it was his experience in the past that graft and corruption was always involved when this occurred.

Mr. Shaw further disliked the proposed zoning around the Mississinewa Reservoir and stated that he was in contact with numerous people who were planning on investing millions of dollars in the area, but did not want their names disclosed at the present time.

Mr. Tallman read to the commission and others present a request by Vic Minnick that certain property in the Somerset area be zoned business instead of residential and said letter was placed in the commission file to be discussed at the next meeting of the Plan Commission.

Mr. Rogier advised those persons present who had made requests for changes in the zoning ordinance to write a letter to the Commission setting forth what changes they desired so that said changes could be considered in the preparation of the final draft of the zoning ordinance.

Mr. Tallman described in general terms to the meeting the procedures to be followed in the drafting of the final

ordinance and its presentation along with the Master Plan to the governing bodies for passage.

John Wenrich, of Wabash, Indiana, asked several questions concerning the two-mile limit and who would have jurisdiction over said area. This problem was discussed at some length and the different alternatives were explained by Mr. Rogier.

Eldon Landis, acting chairman, asked if there were any further questions to be brought before the public hearing on the zoning ordinance and there were none, at which time the meeting was adjourned. Upon direction of said acting chairman, a copy of the notice of said meeting of the proof of publication thereof, is attached hereto and made a part hereof. The members present were advised of the plan commission meeting to be held on September 29, at the Court House.

William H. Tallman
William H. Tallman,
Acting Secretary

MINUTES OF THE SPECIAL MEETING OF THE
WABASH COUNTY PLAN COMMISSION, HELD
ON SEPTEMBER 29, 1965, AT 7:30 O'CLOCK
P. M. IN THE CONFERENCE ROOM OF THE
COUNTY COURT HOUSE, WABASH, INDIANA.

The special meeting of the Wabash County Plan Commission was called to order by Chairman, Roy Kroft. All members of the Plan Commission were present. Others present at the meeting were as follows: William H. Tallman, acting secretary, Robert Gonderman, attorney for the commission, David Rogier of Schellie Associates, Lorin L. Williams, Von L. Williams, Lillian Harvey, George Hollingshead, Ben Deeter, William Klare, George E. O'Neill, Frank Elshire, Ralph DuBois, R. Paul Draper, C. H. Carpenter, Paul Shaw, William L. Davis, Glen Beery, Glen A. Beery and Roland Schmedel of the North Manchester Plan Commission, Norman D. Long, and William Nangle of the Leader Tribune.

At the direction of the Chairman, William H. Tallman, Acting Secretary of the Commission, read the minutes of the September 22nd meeting held at North Manchester on the zoning ordinance. On direction of the Chairman, the minutes of said minutes were corrected to delete home occupations from the fourth paragraph on Page One of said minutes and to add the words "barber shops". It appeared to the Commission that the discussion at said meeting did concern mainly beauty parlors and barber shops and that it would be confusing to state that all home occupations were considered. Also it was suggested that an addition should be made to the first paragraph on the second page concerning the remarks of Paul Shaw. At said meeting, Mr. Rogier advised Mr. Shaw that if there was graft and corruption arising out of the enforcement of the zoning ordinance, then the public should consult the prosecuting attorney and that it had been his experience in dealing with these mat-

ters that such problems seldom arose. After approving these additions to the minutes, the minutes were approved by the Commission.

Mr. Kroft, Chairman of the Commission, stated to the parties present that the purpose of the meeting was to review the information learned at the public hearings on the Master Plan and Zoning Ordinance, after which he turned the meeting over to David Rogier of Schellie Associates. The rest of the meeting was spent considering requested changes and alterations made by parties at these public hearings and also by the parties present at the meeting. Numerous letters had been received at the request of the Commission setting forth certain desired changes, alterations and additions to said Master Plan and the related zoning ordinance.

The first matter presented by Mr. Rogier was a request of the Public Service Company of Indiana, who desired that utility sub-stations not be included in the ordinance as a special exception. The matter was discussed at some length and Mr. Rogier stated that unless said sub-stations were retained as a special exception, the Commission would have no control whatsoever over where they would be located. On motion duly made by Charles Gerrard, and seconded by Robert McKillip and unanimously carried, it was decided that said sub-stations should be included as special exceptions in the zoning ordinance and that the ordinance should be left as is.

w/AT The second request of the Public Service Company *req* ^{con} *carried* required parking requirements and Section 415 of the Zoning Ordinance was amended by adding to the part dealing with telephone exchange or public utilities sub-station, one per employee at exchange or manned sub-station instead of just

one per employee.

The last change requested by the Public Service Company of Indiana dealt with Section 6.2 of the Ordinance concerning improvement permits and the Commission, upon motion being duly made by Robert McKillip and seconded by Charles Gerrard decided that said Section should be retained as is and no changes made.

Mr. Rogier next brought to the attention of the Commission certain changes requested by Northern Indiana Public Service Company. They requested a change to Section 413 which deals with entrances and requested that the particular section dealing with public utility sub-stations be changed so as to allow said sub-stations to have more than one entrance where they are a special exception. Upon motion duly made by Harold Smith and seconded by Eldon Landis, it was decided by the Commission to strike from said Section 413 the use of telephone exchange or public utility sub-station.

The next matter to come before the Commission was certain requests by William Klare and Benjamin Deeter, both who had sent letters to the Commission and were also present at the meeting. Mr. Klare first made a request that a certain parcel of land set forth in his letter dated September 29, 1965, a copy of which is attached hereto and made a part hereof and marked "Exhibit A", be changed from industrial to general business. This particular piece of land is a triangular shaped tract containing three (3) acres, more or less, immediately east of the intersection of State Road #24 and the #24 By-Pass and bounded by these highways. On motion duly made by Eldon Landis and seconded by Galen Eiler and unanimously carried by the Commission, it was decided that said request

should be granted and said land zoned as general business.

Mr. Klare then brought certain other requests before the Commission concerning other property of his and Benjamin Deeter who owns property in the same area joined in the request. The basis of said request is that the land should not be zoned industrial as is presently planned but should be changed to general business and residential. A complete discussion of this matter was had after which it was decided by the Chairman that said matter should be continued and no final decision made at this time.

Next, to be considered by the Commission, was a request of Vic Minnick and Rex Minnick, a copy of which request is attached hereto, made a part hereof and marked "Exhibit B". After a full discussion of said matter and upon motion being duly made by Pete Gerrard and seconded by Gordon Eiler, it was unanimously decided by the Commission that said request should be granted and that the real estate bordering State Road #13, beginning at the old Somerset Road be zoned for local business south for a distance of eighty (80) rods and the real estate bordering the south side of the old Somerset Road be zoned local business from State Road #13 West for a distance of eighty (80) rods.

This request was granted by the Commission subject to the condition that the Master Plan Ordinance be changed and that the petitioners provide a parallel road adjacent to their property bordering State Road #13 so that there would not be a traffic congestion situation created by the granting of said change. For further details see their letter marked "Exhibit B" in which said petitioners agree to the building of such a parallel road.

LAW OFFICES
SONDERMAN, MCCALLEN
& TALLMAN
70 WEST HILL STREET
WABASH, INDIANA 46982

The request of Benjamin Deeter and his wife, Isabell L. Deeter, previously mentioned in the minutes was submitted to the Commission in letter form, a copy of which letter is attached hereto and made a part hereof and marked "Exhibit C".

Roy Kroft, Chairman of the Commission, after consulting with the members thereof, decided that the Commission would be unable to consider all of the requests made for changes at this meeting. It was already past 10:00 o'clock and it was decided that the request should be presented and that the Commission would consider them at the next meeting. It was also decided that since there were numerous citizens present at said meeting, their request should be considered first and the written requests considered at a later time.

It was pointed out to the parties present that the request already granted had been presented to the Commission more than a month ago and that said Commission had had an opportunity to fully consider said request before granting the same.

The next citizen to present his request was Paul Shaw. (See his letter attached hereto and marked "Exhibit D") Said request, in essence, requested that eighty (80) acres belonging to the petitioner's mother, Mrs. Walter Shaw, be zoned so that it may be used for boat sales, supplies, service, etc. and for other types of recreational uses. Mr. Shaw also stated to the Commission that he thought that there was no need for zoning in Wabash County and that it was in derogation to the rights of the citizens to use their land as they deemed fit. Mr. Gonderman, Attorney for the Commission, answered Mr. Shaw's statement by explaining to the

parties present that the purpose of zoning the county was not to take away rights of the citizens owning land in the county, but to protect their rights and further explained that no one has an absolute right to use their property as they may deem fit and that there have always been restrictions on the use of property. As an example, the common law theory of nuisance is, in a sense, a restriction on the use of one's property, where it unreasonably interferes with another person's reasonable use of their property. Several other parties present, including Frank Elshire, sided with Mr. Shaw and thought that zoning should not be put into effect in the county. A general discussion of this matter was had by all parties present and it was generally concluded that zoning was essential for the future development of the county and that in the end result, zoning would protect the rights of parties rather than take them away.

Another complaint raised by Mr. Shaw concerned the requirements of fence under the special exception provision of the Zoning Ordinance. A great deal of time was spent discussing this point and it was not resolved by the Commission.

The next item to be presented to the Commission was in the form of a letter from the City of Wabash Planning Commission requesting that the two-mile area outside the City of Wabash be left under the control of the City of Wabash Plan Commission. (See resolution #1 attached hereto, made a part hereof and marked "Exhibit E".)

Mr. Gonderman, Attorney for the Commission explained the procedure by which such a request should be made by both the City of Wabash and North Manchester, if desired and further added that the proper time had not come for the presenta-

tion of such a resolution. Mr. Schmedel, Chairman of the North Manchester Plan Commission, who was present at said meeting also stated that North Manchester was interested in retaining the two-mile area outside the City of North Manchester. A general discussion of the two-mile area problem was had and several parties present, particularly George Hollingshead, thought that the two-mile area should be controlled by the County Plan Commission for the reason that he lived in the county and had no voting power in the City of Wabash, but that he did have an opportunity to vote for the County Commissioners.

The last request to be made was by Clint Carpenter, who requested that thirty acres of land around the Mississinewa Reservoir owned by him be changed from lake residential to local business. Chairman Kroft advised Mr. Carpenter that his request would be considered by the Commission in preparing the final draft of the zoning ordinance.

There being no further business to come before the Commission, said meeting was adjourned at approximately 11:00 o'clock P. M.. Chairman Kroft advised the members that the next meeting of the Commission would be held on October 13, 1965, at 7:30 P. M. in the conference room at the Court House to consider other suggested changes to the Master Plan and Zoning Ordinance and to consider requests and problems presented at this meeting that the Commission ~~could~~ ^{w^{as}} not have an opportunity to discuss and resolve.



William H. Tallman,
Acting Secretary