



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 or 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, March 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 – *present*
- ✓ Chris Hickman – *present*
- ✓ Doug Rice – *present*
- ✓ Mike Ruse – *present*
- ✓ Geoff Schortgen – *absent*
- ✓ Cheri Slee – *absent*
- ✓ Joe Vogel – *present*

Ms. Hicks declared a quorum was present.

3. Approval of Meeting Minutes –

Minutes from the February 5, 2026 meeting were presented. Mr. Vogel made a motion to approve the minutes as presented. Mr. Rice seconded the motion.

Ms. Hicks called roll:

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

The motion carried.

4. 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

A moratorium was requested by a County Commissioner for Data Centers and BESS. It was asked if a motion was required to move forward with the moratorium. Mr. Frantz, PC attorney, responded that yes, a motion would need to be made to move forward. The draft moratorium could be presented at the April PC Meeting. This would allow the vote to occur at the May PC Meeting prior to forwarding the request to the County Commissioners for final approval. A brief discussion was held regarding Data Centers. Mr. Rice made a motion to move forward with a moratorium. 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.

5. New Business

SE-26-001 – Andrew & Jennifer Koselke

Location: 12117 N St Rd 15, North Manchester

Request: The petitioners are requesting a home occupation type II to place a bakery on the property with a variance to place an accessory structure associated with the home occupation closer to the roadway setback than permitted by ordinance.

Mr. Rick Fisher, attorney for Mr. & Mrs. Koselke, presented the PC with the petition request. Mr. Fisher explained that Mrs. Koselke had surgery, and while home off work, she started baking to keep busy. This evolved into a business baking cookies and selling them. There has been no specific advertising other than word of mouth, a Facebook page, and a website.

The plan is to purchase a shed and place it on the south side of the house, slightly forward the front of the house with the door to the shed facing east. The Wabash County Zoning Ordinance requires a setback of 105 feet from the center of a state road; however the location that works best for the shed is approximately 95 feet from the center of the roadway. The house is approximately 100 feet from the center of Indiana State Road 15.

There would be no customers coming to the house, so traffic flow would not be a concern. The petitioners plan to continue their current method of delivery of the purchased cookies. The location of the shed works best due to the location of the kitchen inside the home and plumbing connections to allow water in the shed.

The septic system for the property is located behind the house and the well and electric are located on the north side of the house, so the best location without interfering with any of those services is the south side in the proposed location.

There would be no deliveries to the house for any bulk supplies, as the petitioners purchase the supplies in stores and bring them home. They are in need of a separate location for the cookie baking as the supplies are taking over their existing kitchen, especially when their daughter is there on the weekends.

Mrs. Koselke reiterated to the board that she does not want the customers at her home, and therefore even if business increases, she will continue the delivery or meeting of customers elsewhere.

Mr. Vogel asked if the shed would be for storage of the supplies or for baking the cookies. Mrs. Koselke answered that the shed would be for both, storage and baking the cookies.

Mr. Ruse asked if there were any certifications or approvals needed. Mrs. Koselke responded that she uses Indiana cottage laws for her business with proper labeling, no resale, no shipping, and has a serv-safe certification. Mr. Campell did add that the office has been in contact with the health department to confirm any requirements and the only requirement from the local health department is for the septic connection.

Mr. Vogel asked about signage. Mrs. Koselke stated they have no intention of placing of signs, she just wants and needs a place to work.

Mr. Rice made a motion for a favorable recommendation, 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.

2026 Mowing Contracts

Mr. Campbell presented the board with the received mowing contracts for the 2026 season. Approximately 10 request for bid letters were sent out. 2 bids were received, one from Tart Property Services and one from Creekside Outdoor Services. Discussion was had regarding the requests received and the zoning ordinance requirements for the Plan Commission office requesting a property to be mowed.

Mr. Rice made a motion to accept Tart Property Services bid. Mr. Vogel 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

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
- 7 received so far in 2026
- 13 currently open

Complaints:

- 43 Active Complaints
- 9 Legal
- 2 Unsafe Premise Orders Open
- 54 Total Open
- 10 Being Monitored
- 62 Rolled Over
- 13 New Complaints in 2026

7. Other Business

There was no other business to discuss.

8. 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 7:35 pm.

Others Present: Kodi Sawin, Cris Renn, Bill Burnsworth, Nicky Burnsworth, Rick Fisher, Andrew Koselke, Jennifer Koselke

(bac)