

Wabash County Plan Commission

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

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Wabash County Advisory Plan Commission- Meeting Minutes

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

Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Jennifer Hicks, PC Secretary

Thursday, October 3, 2024

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 – *absent*
- ✓ Mark Milam – *absent*
- ✓ Doug Rice – *present*
- ✓ Christian Rosen – *absent*
- ✓ Mike Ruse – *present*
- ✓ Geoff Schortgen – *absent*
- ✓ Cheri Slee – *absent*
- ✓ Joe Vogel – *present*

Jennifer Hicks declared a quorum was present.

3. Approval of Meeting Minutes – September 5, 2024

Jeff Dawes made a motion to approve the minutes from September 5, 2024.

Mike Ruse seconded the motion.

Jennifer Hicks called roll:

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

Motion and second received, but minutes not approved due to insufficient members

4. Approval of Meeting Minutes – September 12, 2024

Approval of September 12, 2024 tabled until November PC meeting.

5. Monthly Report

- ❖ Monthly Report read by Brian Campbell
 - No Action Needed

6. Old Business

- ❖ **Unsafe Premise Order – 25 N Perch Drive, Mary Chandler**
 - Public hearing held
 - No one with substantial interest in the property were present
 - Unsafe premise order was put in place in May 2024
 - Complaints are still being received regarding the condition of the property
 - Vote requested to affirm, rescind or modify the unsafe premise order
 - Brian Campbell provided the board with current pictures of the condition of the property and expressed concern for the safety of the public and neighbors.
 - Questions were asked regarding the costs associated with cleaning up the property
 - Mark Frantz explained the Plan Commission would likely not be reimbursed for the cleanup due to the property being in foreclosure and potentially going to tax sale eventually, when that is done all judgements are stripped from the property.
 - Discussion was held regarding the cost of demolition, bids would have to be requested
 - Mark Frantz explained the property owner is deceased and the family members have no interest in retaining the property
 - Doug Rice made a motion to affirm the Unsafe Premise Order
 - Second by Jeff Dawes
 - Jennifer Hicks called roll:
 - Randy Curless – yes
 - Jeff Dawes – yes
 - Doug Rice – yes
 - Mike Ruse – yes
 - Joe Vogel – yes

The motion to affirm the Unsafe Premise Order passed unanimously

7. New Business

- ❖ **Special Exception #13 – Rhonda Shea, maintaining chickens in a residential zone, Pleasant Township**
 - Rhonda Shea came into the Plan Commission office asking to be able to maintain chickens in a residential zoned district, Sandy Beach
 - Concerns were raised by the Sandy Beach HOA President regarding the number of chickens and enforcement
 - Neighbors and other Sandy Beach residents expressed concerns with the request and cited potential nuisance issues
 - Mike Ruse made a motion for an unfavorable recommendation
 - Seconded by Jeff Dawes
 - Jennifer Hicks called roll:

- Randy Curless – yes
- Jeff Dawes – yes
- Doug Rice – yes
- Mike Ruse – yes
- Joe Vogel – yes

The motion for an unfavorable recommendation on Special Exception #13 passed unanimously

❖ **Special Exception #14 with variance – Connor Keffaber, request to build a pond, Lagro Township**

- Connor Keffaber came into the Plan Commission office requesting to build a pond on his property in Lagro Township
- The location of the proposed pond required a variance from the setback requirements
- The Wabash County Drainage Board has reviewed the request and has given a favorable recommendation
- Joe Vogel made a motion for a favorable recommendation
- Second by Jeff Dawes
- Jennifer Hicks called roll:
 - Randy Curless – yes
 - Jeff Dawes – yes
 - Doug Rice – yes
 - Mike Ruse – yes
 - Joe Vogel – yes

The motion for a favorable recommendation on Special Exception #14 passed unanimously

❖ **Special Exception #15 – Mark Buckingham, request to build and operated a water bottling facility in an A2 zoning district, Lagro Township**

- Mr. Buckingham was not present
- Joe Vogel made a motion to continue Special Exception #15
- Doug Rice seconded the motion
- Jennifer Hicks called roll:
 - Randy Curless – yes
 - Jeff Dawes – yes
 - Doug Rice – yes
 - Mike Ruse – yes
 - Joe Vogel – yes

The motion to continue Special Exception #15 passed unanimously

8. Other Business to be Discussed

❖ Cheri Slee, County Surveyor, possible engineer's review of Wabash County Zoning Ordinance

- Cheri Slee was unable to attend the meeting, Jeff Dawes spoke on her behalf
- Discussed the possibility of having the county surveyor and drainage board engineer review the zoning ordinance for potential improvements and updates.
- Board agreed to have them present at a future meeting.

- ❖ 10170 S 390 E, board review of current property conditions, Liberty Township
 - Reviewed the deteriorated condition of a property.
 - Zoning administrator to send a strong letter to the owner requesting cleanup.
 - Potential for unsafe premise order discussed if no action is taken.
- ❖ Countywide complaint update
 - 50 open complaints, including those rolled over from 2023
 - 43 rolled over from 2023, 22 of those 43 being closed so far this year
 - 64 new complaints in 2924; of those 35 have been closed
 - 107 complaints worked in total; 57 have been resolved
- ❖ Public Comment – Dave Terflinger, Sandy Beach
 - Raised concerns about a neighboring property owner's violation (boulders in the lake, pergola construction, etc.).
 - Requested the board to consider the pergola a structure and issue a violation.
 - Discussed DNR involvement and enforcement actions.
 - Proposed revisions to the zoning ordinance were discussed to address waterfront properties and structures.
- ❖ Campground Requirements:
 - Reviewed the status of campground drawings required for assessment purposes.
 - Zoning administrator to follow up with non-compliant campgrounds.

9. Adjournment

- ❖ Joe Vogel made a motion to adjourn
- ❖ Second by Jeff Dawes
- ❖ Meeting Adjourned at 9:12 pm

Also Present: Connor Keaffaber, Louella Krom, David Terflinger, Dave Blocher, Chris Rice, Cheryl Ridgeway, Rhonda Shea, Mariano Sanchez, Bill Burnsworth, Nicky Burnsworth, Cheryl Ross

(bac)