

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **JULY 2, 2015**

**Wabash County Plan Commission Board
Wabash County Court House
Wabash IN 46992**

PC Board Members: Curtis Campbell, Randy Curless, Scott Givens, Doug Rice, Sue Ridenour, Lowell Rosen, David Schuler, Cheri Slee, Joe Vogel, Attorney Larry Thrush

Members present:, Randy Curless, Scott Givens, Doug Rice, Lowell Rosen, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

Mr. Givens opened the meeting at 7:00 p.m.

Mr. Vogel motioned to approve the June 4, 2015 minutes as written.

Mr. Curless second.

Motion Carried.

Amber Simpson; SE #11, to place a mobile home in an AG Zone
10982 S. America Rd, Lafontaine, IN 46940

Part of the SE ¼ of Section 26, Township 26N, Range 7E, Liberty Township, Wabash County.
Zoned agriculture. 1 acre.

Amber Simpson and Robert Bush were in attendance.

Mr. Howard explained that the residence on Ms. Simpson's parcel had burnt a few years ago and she wants to place a mobile home on the property at this time.

The burnt residence has been razed and the property has been cleaned up.

Photos of the parcel and mobile home were given to Board Members for review.

Ms. Simpson understands that if the special exception is granted, approval is based on the condition that the septic system must be approved by the Health Department. The septic must also be installed before a mobile is placed on the property. She wanted to come before the Board for approval of the special exception before she invested money in the septic work.

The mobile home is a 1994 model that meets ordinance requirements.

Have you checked on the septic?

Ms. Simpson stated that she has been in contact with Jennifer from the Health Department and a septic company (Perrell Septic) has also been contacted to inspect it.

Mr. Vogel asked if anyone else would be living there and if it would be a rental.

I would be living there and it would not be a rental replied Ms. Simpson.

Mr. Howard asked if this was temporary and if she has any plans for a permanent residence in the next 3 – 4 yrs.

Yes, that's my plan stated Ms. Simpson.

Mr. Howard read conditions that will be applied to the special exception;

1. No unlicensed vehicles parked outside
2. Mobile home must not become a rental
3. If property is sold, mobile home must be removed

Are you purchasing the mobile home from an individual or company?

An individual said Ms. Simpson.

Mr. Vogel thought there might be some issues with the setbacks since there was only one acre.

Plans are to place the mobile home slightly behind where the original house sat according to the drawing provided by Ms. Simpson.

From the drawing, it's not clear how far the setback was from the roads. A variance was requested (for setback from the road and the property lines) at the time of application since it wasn't clear where the mobile home would be placed in relation to the current septic (if that septic system was approved for use) or if a new septic system would have to be installed.

Would the mobile home be closer to State Road 218 than the original house?

No, it would be further back (north) stated Ms. Simpson.

Is there any visibility issues for cars coming south on America Road and pulling onto 218?

No, visibility would be better than it was when the house was there stated Mr. Howard.

One thing that I would like to see is that the drive exits onto America Road, not 218 said Mr. Howard.

Mr. Bush stated that they would use the existing drive which is off America Road.

No further discussion, Mr. Vogel motioned for favorable recommendation of Special Exception #11, with conditions listed above and upon approval and installation of septic. After five years from the approval of the SE, a permanent residence will replace the mobile home.

Mr. Rice second.

All favored.

Motion carried.

Family Dollar Store, Core Resources, Inc.

Presentation of site plan for Family Dollar Store in Lafontaine Corp.

Mr. Howard told Members that Core Resources (development Company for Family Dollar) contacted him this week and told him they wanted to delay their presentation till the August or September PC meeting.

At the June PC meeting, the Board requested a change to the Rules of Procedure (PC & BZA) regarding those who fail to appear for a public hearing without prior notification.

Mr. Howard stated that he changed one thing from the original motion which stated that the petitioner must contact the PC Office by 4:00 p.m. the day of the meeting to cancel. He changed it to 2:00 p.m. to have enough time to contact Board Members since the office closes at 4:00 p.m.

Mr. Howard read the "NOTICE OF FAILURE TO APPEAR OR CALL"

Mr. Rice motioned to approve the ratified Rules of Procedure for Plan Commission.

Mr. Vogel second.
Motion carried.

An updated fee schedule (for ordinance draft) was presented to Board Members for review.

Frances Cottrell, Unsafe premise update

Mr. Howard stated that Mr. Thrush filed paperwork and received approved for the house to be razed. Eads and Sons were told they can begin demolition on the structure.

Board Members were informed that a mobile home along State Road 524 was flooded by the release of high water (because of heavy rain in June) from Salamonie Reservoir. The mobile home is in the process of being condemned since the mobile home was in the flood plain, a structure should not be allowed back on the parcel. A septic system cannot be placed in a floodplain and a residence would not meet the setback from the road or the flood plain area stated Mr. Howard.

Mr. Howard told Members he submitted the 2015-2016 PC budget which was due earlier that day (July 2, 2015).

There was an increase of \$2235.00 from the 2015 budget which is for increased wages for PC Staff, board members and PC Attorney. This is based on the recommendations from the wage committee.

Mr. Howard said he would like to see the ordinance draft approved for public review. Arrangements have been made for it to be on the Wabash County Website. There has been a separate e-mail account set up (not Mike or Tonya's) for comments or questions from the public regarding the draft.

If approved during tonight's meeting, we would hopefully get the draft on the website by Monday (July 6, 2015) for public review until the August 6, 2015 PC meeting. Comments from the public can then be reviewed at the August meeting.

Mr. Howard said he would attend the Commissioner's meeting on Monday to inform them the PC Board approved public review of the draft. News media will be notified to alert the general public that the ordinance draft is on the web site for public review.

Mr. Givens stated that he was not opposed to having it posted for public review.

Mrs. Slee thought she needed more time to review the draft before being adopted. Ms. Slee also requested a review of Section 6.8C. Mr. Howard will review the wording before posting the draft on line if approved.

Mr. Givens said we would just be approving public review of the draft not adopting the Ordinance.

Doug Rice motioned to put the ordinance draft on the county web site for public review. Mr. Curless second. Motion passed.

No further business, Mr. Vogel motioned to adjourn.

Mr. Rosen second.

Meeting adjourned. 7:55 PM

Scott Givens