

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House  
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## **BZA MEETING MINUTES** **JULY 28, 2015**

**Wabash County Board of Zoning Appeals  
Wabash County Court House  
Wabash IN 46992**

**BZA Board Members: Mark Milam, Don Roser, David Schuler, Joe Vogel, Jerry Younce, and Attorney Larry Thrush**

Members present: David Schuler, Joe Vogel, Jerry Younce and attorney Larry Thrush

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

Mr. Younce motioned to approve the June 23, 2015 minutes as written.  
David Schuler second.  
Motion carried.

Amber Simpson; SE #11, to place a mobile home in an agriculture 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.

Robert Bush was in attendance representing Amber Simpson who had a work schedule conflict, but had made previous arrangements for Mr. Bush to represent her application.

Mr. Howard told board members that the home on the property had burnt down about a few years ago. Ms. Simpson came before the board a couple years ago to discuss her options about what she could do to place another structure on the property. Amber has also complied with the counties policies by having the fire damaged structure razed.

She has applied for a special exception to place a mobile home on the one acre lot. The triangular layout of the lot is a tight fit for any structure to be placed on the property. The S.E. application includes a variance from the property lines and from America Road.

Mr. Howard shared a photo of the proposed placement of the mobile home on the lot along with photos of the mobile home to be placed on the lot. The setback from State Road 218 will be more than the required 105 feet. Plans are to eventually place a permanent (residential) structure on the lot.

Mr. Howard added that the property is being mowed and well maintained.

Mr. Vogel asked if the septic was approved.

Mr. Bush replied that there were two companies that have inspected it and both said that a new system would be needed. They are in the process of getting estimates and plan on installing one that would be adequate for a three bedroom home.

Will the mobile home sit on the foundation of the original house?

No, replied Mr. Bush. The house had a basement and all of that was filled in when the property was cleaned up. There is a slab from where the garage was and I would eventually like to put a pole barn or another garage there.

What year is the mobile home?

1994. It is a modular with 2 x 4 walls stated Mr. Bush. The unit is 16 x 70 with 3 bedrooms, 2 baths, a gabled roof and vinyl siding.

Joe wondered if there would be room for a new home once the mobile home was removed.

Yes, there would be room. The septic fingers will be placed in the north (triangular point) of the lot which can't be built on said Mr. Bush.

Mr. Howard read the deed restrictions to be placed on the special exception.

- No unlicensed vehicles parked outside
- Mobile home is not to become a rental
- If the property is sold, the mobile home must be removed

Mr. Vogel said there would be inspections periodically to make sure the mobile home is maintained.

Mr. Howard added that approval of the special exception was subject to septic approval. If approved by the BZA the septic must be in place before the mobile home can be placed on the lot. No further discussion, Members proceed to vote.

Vote sheets for the variance from the setbacks were given to Members.

Mr. Thrush tallied votes, 3-0.

Variance approved.

Vote sheets for the special exception were given to Members.

Mr. Thrush tallied votes, 3-0.

Special exception approved.

Board Members had a brief discussion regarding the current status of the new ordinance draft.

No further business, Mr. Younce motioned to adjourn.

Mr. Schuler second.

Meeting adjourned. 7:20 PM