

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **AUGUST 6, 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:, Curtis Campbell, Randy Curless, Scott Givens, Sue Ridenour, Lowell Rosen, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

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

Mr. Vogel motioned to approve the July 2, 2015 minutes as written.

Mr. Curless second.

Motion Carried.

Gregory Butt; Special Exception #12, pond in an Agriculture Zone

6611 W Elliott Rd, Wabash, IN 46992

Section 36, Township 27N, Range 5E, Noble Township. 67.45 acres.

Mr. Howard explained that Mr. Bott would like to construct a pond to the back (high ground) of his property. The deepest part of the pond would be 16 feet.

Construction details and drawings of the pond were given to Board Members.

Mr. Bott stated there was one correction that was made from the information given to Members.

The NRSC office originally stated that the pond would need a 24 inch overflow pipe but later determined that an 8 inch pipe was sufficient, but he (Greg) decided to put in a 10 inch (serviceable weir) pipe which has plates in it so the water level in the pond can be adjusted to as low as 8 feet. There will also be a concrete poured collar.

Contractor will be Brainard Excavating. It will have approximately 1 to 1.5 acres of surface water.

The pond meets all setback requirements from the road and property lines.

There are no flowage easements or floodplain issues on the property.

No geothermal.

Total length of the dam will be 50 feet, base width will be 100 feet and top width will be 12 feet.

Overflow will drain into the existing ravine and then to the Jon Gilbert Drain (approximately 1800 feet from pond).

There will be an emergency overflow.

Mr. Givens thought it looked like there was only about 6 acres of watershed draining into the pond.

Mr. Bott said it was probably closer to 4.8 acres. They recommend a ratio of 8 acres of watershed to 1 acre of water. The ravine starts and ends on my property. Hopefully there is enough runoff to maintain the water level in the pond but if there is a dry summer, it might not.

Drainage Board has reviewed the proposed farm and did not have any issues with it stated Mr. Givens.

No further discussion, Curt Campbell motioned for favorable recommendation of Special Exception #12.

Mrs. Ridenour second.

All in favor.

Special Exception #12 approved.

Scott Dawes and Jeff Dawes were in attendance.

Scott stated he was there to hear discussion regarding the ordinance draft.

Jeff said he was there for the ordinance discussion and the Midwest Poultry expansion. There was an article in the paper last week about several people that are upset with the expansion project.

There are a group of people (including Jeff) that think the setbacks and rules in the County CAFO ordinance are adequate for CAFOS.

Board Members held discussion on the topic as it relates to the new ordinance draft.

Scott Dawes (on behalf of Farm Bureau) stated that the organization wanted to come before the Board to speak at the next (September) PC meeting. There were some ideas that they would like to present and discuss concerning the new ordinance draft.

Mrs. Ridenour wanted clarification about the Ag 1 and Ag 2 zoning as it relates to the 2 mile jurisdiction beyond city limits in which the City of Wabash has permitting authority. The City gets the permit money but the County deals with any issues regarding junk, trash, mowing etc.

In the new ordinance draft, building in an Ag 1 zone would be limited. It was questioned whether the City should (or would) also restrict building in an Ag 1 zone.

Mrs. Ridenour said that the City's jurisdiction should end at the city limits.

Mr. Thrush thought the City could not have acquired the two mile jurisdiction without the County's permission. At some time in the past permission must have been granted.

Board Members held discussion on the topic.

Mr. Howard presented Board Members with an outline comparing the list of changes that were made in the new ordinance draft from the current ordinance.

Mr. Campbell asked about the timeline for the ordinance draft.

Mr. Howard said that more time for discussion is needed and there would not be a public hearing in September. The public can come in any time to discuss issues they might have with the ordinance.

Intrasect and Data Pitstop were originally contacted to create the e-mail address for public comment or questions concerning the draft. At this time, there have not been any e-mails received since it was placed on the website, about 30 days.

Board Members agreed to leave the e-mail address on the website until the September PC meeting.

The Plain Dealer has published the news release regarding the ordinance draft in their paper twice. The Paper was supposed to run it in early July but didn't get it published till mid-July and the News Journal has not printed it. I called them twice but it has not yet been in the paper stated Mr. Howard.

Mrs. Ridenour questioned if there was anything in the ordinance for half way houses. The subject was brought to her attention by someone that came into her office.

Mr. Howard stated that currently the County allows group homes but not half way houses. Board Members discussed the issue and will review it again during the September meeting.

No further business, Mr. Vogel motioned to adjourn.

Mr. Campbell second.

Meeting adjourned. 8:10 PM