

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **SEPTEMBER 3, 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, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

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

Randy Curless motioned to approve the August 6, 2015 minutes as written.
David Schuler second.
Motion Carried.

Tony Roser, Special Exception #13, for a pond in an Agriculture Zone
1386 S America Rd, Lagro. 15.59 Acre Parcel
Section 11, Township 27N, Range 7E, Lagro Township.

Board members reviewed application information.

Tony and Roxy Roser are considering an alteration to their current residence which would require additional soil to establish the required elevations. They are request to construct an ornamental pond in the area of the circle drive of their residence in order to get the required dirt. Eads and Son assisted with estimates.

The setback from the road will be met and all property line setbacks are good. Approximate water surface area will be 0.2 acres with an estimated maximum depth of 8 feet. The pond will not require any significant dam area or an emergency overflow. The pond will have minimal watershed into the area.

There is no floodplain or flowage easement to consider. Nearest county drain is approximately 4000 feet away.

Mr. Givens called for questions, hearing none he called for a motion.

Mr. Vogel motion for a favorable recommendation of S.E #13 to the BZA.
Cheri Slee Second.

All members voted in favor of the motion.

Special Exception #13 received a favorable recommendation.

Earl Guingrich, Special Exception # 14, To Place a mobile home in an R2 Zoned Area.
5N Vacation Way, Sandy Beach.

Lot # 211D, 212D, and 213D of Sandy Beach Section Two.

Section 10, Township 29N, Range 6E, Pleasant Township.

Board members reviewed application information.

Mr. Guingrich has purchase 3 adjoining lots in Sandy Beach and would like to place a 14 x 80 mobile home on the property for his son's family, whom are currently living with Mr. Guingrich. Mr. Gunigrich has purchased the lots and the mobile home with the intent that he will be reimbursed by the family over a seven (7) year period. The site was selected so the children can continue to attend the current school district they are presently attending.

The mobile home which Mr. Guingrich purchased is located in Michigan. Arrangements have been made to move the mobile home pending the outcome of this application. The mobile home meets square footage requirements and has a gabled roof.

Mr. Vogel inquired about the septic. It will be within the new Laketon Sewer District and property has a five (5) inch well.

Mr. Guingrich drove to Ann Harbor to inspect the mobile home before purchasing. He attempted to take photos of the unit but was unable to operate the camera effectively. He will get photos before appearing before the BZA.

Mr. Howard listed the conditions which he recommended for this application:

No unlicensed vehicles parked outside.

The Mobile home cannot become a rental.

If property sells new owner must apply for S. E. to keep trailer there.

Mobile home will have hitch removed and be enclosed and skirted.

Mr. Campbell asked if there are other mobile homes in this area. Yes the Sandy Beach area has several mobile homes. This location contains 3 lots and has plenty of room for a mobile home and leaves a large area for recreational activities. Under the new ordinance draft this is where mobile homes would be permitted, and any additional residence is a plus for the new sewer district.

Mr. Givens called for questions, hearing none he called for a motion.

Sue Ridenour motioned for a favorable recommendation of S.E. #14 to the BZA.

Joe Vogel second.

All members voted in favor of the motion.

Special Exception #14 received a favorable recommendation.

Scott Dawes and Mark York were in attendance on behalf of Farm Bureau to discuss the Ordinance Draft. Scott Dawes stated that Farm Bureau is still reviewing the draft and working on proposals, but they did bring some brochures for board members to review. Farm Bureau would like to be placed on the agenda for the October 1 meeting.

Mr. Dawes covered the main topics and highlights of the brochures. He pointed out a small brochure illustrating what the cost of government services are for different areas. In Ag the cost of services for goods is \$0.22 on for every dollar paid into the system. For business it is \$0.56 and for residential it is \$1.14 for every dollar paid into the system.

Mr. York spoke about the future growth of Agriculture in Wabash County and providing opportunities for the next generation.

Mr. Campbell asked if there are areas of the ordinance they feel should be changed. Mr. Dawes feels the overall ordinance is good, and will talk more about a few minor areas they would like the board to consider when they return in October with the proposals from Farm Bureau.

Barry Bunnell was present to discussion areas of the ordinance. Mr. Bunnell inquired about the timeline for the draft. The draft has been available for public review for past two months. It will be a minimum of 2 to 3 months before the public hearing.

Mr. Campbell asked how the draft compares to other counties policies. Mr. Bunnell feels the new draft is very thorough and stated that Wabash County is one of the easier counties to work in.

Mr. Bunnell asked some question based on the new draft as written which pertained to subdivision. The drive to a property which is not a road front lot was discussed. Easement access as opposed to ownership of a lane to the property was discussed.

Does the thoroughfare plan give road right of way widths? Does the county have documentation that tells what the road right of way is for county roads?

Ms. Slee noted reading commissioner meeting minutes she believes were from the 70s which discussed road right of way in the county, and designated what that width was.

Mr. Howard will research the question and provide information for the board and Mr. Bunnell.

Setbacks in the county are measured from the road center line. Some counties use the road right of way line to measure setback.

Mr. Bunnell asked if the board should consider requiring sale of drive access vs easement access to parcel as a requirement.

Mr. Howard explained the categories of subdivision and how each would be administered. Mr. Bunnell asked if lots along a road would have to have a different frontage road other than a primary or secondary county road. Mr. Howard stated he would need to review the draft to be sure but believes the ordinance may require and separate street other than a primary or secondary road dependent on the location and situation.

Mr. Howard explained how Ag 1 and Ag 2 Zones were determined. This led to discussion of defining farming, a farmer, or what constitutes a farm. Board members discussed residential structures in Ag 1 Zones in relation to being a farmer.

Mr. Givens asked if a residential structure was razed in an Ag 1 Zone could a new home be built on the parcel. Yes, when no new area of Ag Zone 1 will be consumed a new home could be built to replace a razed residence.

Mr. Bunnell asked about rebuilds or situations which are considered as an act of God and how those would be handled. These issues are addressed in the Conforming, Non-conforming section of the draft.

Mr. Bunnell suggested requiring one foot contours vs two foot contours for plans requiring elevations to be displayed. He also explained real time state plane coordinates, NAVD 88, Sea Level Datum. He suggested requiring real time state plane coordinates for boundaries of subdivisions.

Board members discussed the proposed permit fee schedule, how it compares to surrounding counties. Mr. Howard will provide fee schedules from other counties for comparison.

Mr. Howard covered a few points of information for board members including:

Mr. Thrush's note on review of city/county boundaries, Midwest Poultry Hi-Grade application has been completed, West Plains Mining request to appear at the October PC Board meeting, Sandy Beach Association request to talk with the plan commission, Core Resources plan moving forward.

Fountainvue LLC asking the county to sign off on the state licensing approval to display and sell mobile homes at the Fountainvue Mobile Home Park. Board members agreed to limit the display of new and/or used units to a maximum of 4 units in any combination at any one time.

Mr. Howard advised board members that Paul Cornett is requesting a determination of what can be built on the J.B. Ladd property. Board member agreed that it must be a stick built home, with footers/foundation.

Hearing no further discussion Mr. Givens called for a motion to adjourn.

Joe Vogel motioned, Curt Campbell second.

Meeting Adjourned 9:20 PM.

