

# **WABASH COUNTY PLAN COMMISSION**

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## **BZA MEETING MINUTES** **September 22, 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: Mark Milam, Don Roser, David Schuler, Joe Vogel, Jerry Younce and Attorney Larry Thrush

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

Mr. Roser motioned to approve the August 25, 2015 minutes as written.  
Mark Milam 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 Roser explained to the board the request for an ornamental pond to be located in the circle drive of his residence. Pond area will be approximately .15 to .2 acres with a maximum depth of Eight (8) feet. Mr. Vogel noted that all setback requirements will be met. Mr. Howard covered the information as stated on the pond spec sheet.

Mr. Vogel called for questions, hearing none he called for board members to vote.  
All members voted in favor of the motion.  
Special Exception #13 is approved.

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 is located in Ann Harbor and will be moved by a qualified company form Illinois. Mr. Vogel asked if they would also set up the mobile home. Mr. Guingrich stated that the he will be responsible for installation of the mobile home.

Mr. Howard noted that the home will be connected to the new sewer and the property has a five (5) inch well which will be flushed when power to property is turned on.

Conditions for the S.E. were read and approved by the board as follows:

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.

Mobile home is a 14 x 80 with a gabled roof. Mr. Guingrich agreed to provide photos of the mobile home.

Mr. Vogel called for questions, hearing none he called for board members to vote.

All members voted in favor of the motion.

Special Exception #14 is approved.

Board members held discussion on the following topics:

Sandy Beach Association and covenants.

Farm Bureau presentation during PC meeting on 9/3/15,

Mr. Howard updated board members on the current status of the new ordinance draft and the main points of discussion during the 9/3/15 PC Board meeting.

Hearing no further business, Mr. Vogel called for a motioned to adjourn.

Mark Milam motioned to adjourn.

Mr. Schuler Second.

Meeting adjourned. 8:05 PM