

# ***WABASH COUNTY PLAN COMMISSION***

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## **WABASH COUNTY PLAN COMMISSION** **BOARD MEETING MINUTES** **MARCH 3, 2016**

**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:, Curt Campbell, Randy Curless, Scott Givens, Doug Rice, Sue Ridenour, Lowell Rosen, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

Mr. Givens opened the meeting at 7:00 p.m.  
Cheri Slee motioned to approve the February 4, 2016 meeting minutes.  
Randy Curless second  
Motion passed.

S. E. #1 to place a mobile home in an Agricultural Zoned area.  
Charles and Jennifer Easterday  
Section 15, Township 26N, Range 6E, Waltz Township, Wabash County, Containing 6.51 Acres,  
Addressed as 8741 S 300 W.

The Easterdays' moved a mobile home onto the property unaware they must complete an application process prior to placing a mobile home in an Agriculture zoned area.

They plan to sell current residence, live in the mobile home, and build a home on the site. Jennifer Scott has provided information to the Easterdays for completion of septic approval.

Photos of mobile home were passed around to board members for review. Sue Ridenour inquired if the mobile home had a wood burner in it.

Mr. Easterday stated it does not.  
Mobile home meets requirements for living space and has a gabled roof.

Mr. Campbell inquired as to what conditions should be applied to the Special Exception.

Mr. Howard read the following list of conditions.  
1. Cannot occupy mobile home until:

Septic is installed and functioning, electric utilities are run and in service to mobile home, well is functional and connected to mobile home.

2. Mobile home must be enclosed / skirted from ground to base of unit.
3. Must obtain an ILP after completion of items 1 and 2 before moving into mobile home.
4. There can be no further splits of the 6.51 acre parcel.
5. Maximum of one single family dwelling permitted on parcel.
6. Minimum ground floor square footage living space of 1400 square feet (new dwelling).
7. Roof pitch of 5 /12 or greater for residence.
8. No unlicensed vehicles, no in-operable licensed vehicles, no vehicles titled to someone other than property owner will be permitted to be stowed on the parcel.
9. Mobile home cannot become a rental, must be occupied by Charles and Jennifer Easterday only.
10. If property is sold mobile home must be removed from the parcel before selling.
11. Residential structure must be first structure built on the premise.
12. Mobile home must be removed from the property within 30 days of occupancy of new home.
13. New residential structure must be started within 3 years and mobile home must be removed from the premise within 4 years from the date of approval of this application by the BZA.

Board members agreed to the list of conditions.

Ms. Easterday noted they are working with CAT Excavating on the septic, and that there is already a well and electric on the premise.

Mr. Givens noted that the applicants have presented a timeline and a plan for moving forward with building a new home. Some applicants come before the board with no plan or timeline.

Curt Campbell motioned for the Board to send a favorable recommendation to the BZA with the above conditions listed for S. E. #1.

Randy Curless Second.

All Board members voted in favor of the motion. 9-0.

Due to a family death, Greg Slipher from IFB has requested to reschedule and meet with the Board during the April 7<sup>th</sup> board meeting.

Board members reviewed the Corso easement maintenance portion of the deeds as requested by the BZA Board. Members agreed to the easement maintenance portion as written.

Mr. Howard went over areas of the Ordinance Draft which were discussed during the February meeting noting the changes made as suggested. Board members discussed Ag Zoning and permitting residential buildings in Ag Zones.

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

Doug Rice motioned to adjourn.

Joe Vogel second.

Meeting adjourned. 9:10 PM

Also present were: Charles and Jennifer Easterday