

WABASH COUNTY PLAN COMMISSION

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BZA MEETING MINUTES **MARCH 22, 2016**

**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 Milan, Don Roser, David Schuler, Joe Vogel, Jerry Younce, and attorney Larry Thrush

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

Don Roser motioned to approve the January 26, 2016 minutes as written.
David Schuler second.
Motion carried.

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.

The mobile home exceeds the requirements for minimum square footage of living space and has a gabled roof. Photos of the mobile home were presented to board members for review.

The property already has a well and electric utilities.

The layout for the septic is being completed. Terry Hudson, has taken soil samples. Cat Excavating has looked at the parcel and is in the process of looking at elevations. The septic may have to be relocated in order to get the right fall. Soil samples may have to be taken again once the final site for the septic is determined. Consideration is also being given for use of the septic for the new residential structure as well as the current mobile home.

Jennifer Easterday explained they plan to sell their current residence, live in the mobile home, and build a home on the site.

Mr. Vogel asked what conditions were recommended for the site.

Mr. Howard read through the list of conditions recommended by the plan commission board.

- ❖ Cannot occupy mobile home until:
 1. Septic is in, functional, and connected to mobile home.
 2. Electrical utility is functional and connected to mobile home.
 3. Well is functional and connected to mobile home.
- ❖ Mobile home must be enclosed and skirted from the base of unit to ground. (skirted)
- ❖ Must obtain an improvement location permit after completion of above items before occupying mobile home. (ILP issued at no cost).
- ❖ There can be no further splits of the 6.51 acre parcel.
- ❖ A maximum of one single family dwelling permitted on the parcel.
- ❖ Minimum ground floor square footage living space of new dwelling 1400 square ft.
- ❖ Minimum roof pitch of new dwelling 5/12.
- ❖ No unlicensed vehicles, no in-operable vehicles, no vehicle parts, no vehicles titled to someone other than property owners, permitted to be stowed on property.
- ❖ Mobile home cannot become a rental must be occupied by Charles and Jennifer Easterday only.
- ❖ If property is sold mobile home must be removed before sale of property.
- ❖ Mobile home must be removed from premise within 30 days of occupancy of new residence.
- ❖ Residential structure must be first structure built on the premise.
- ❖ New residential structure must be started with 3 years from date of approval of this S.E. 3/22/16.
- ❖ Mobile home must be removed from the premise within 4 years from the date of approval of this S.E. 3/22/16.

Mr. Easterday asked for consideration to place a small portable building from his current property on the parcel for storage of tools and lawn care equipment.

Board members agreed this would be ok, and it will be noted in the conditions.

Mr. Milam inquired about the drive, and status of the well and electric.

Ms. Easterday explained that the previous property owner had the well and electrical installed on the property, and that they bought the property in June of 2015. The drive is already in.

Mr. Younce is aware of the site location and confirmed the parcel already has a driveway and visibility should not be an issue.

Hearing no further discussion, Mr. Vogel called for vote sheets for board members to vote. S.E. #1 approved 5-0 vote.

Board members discussed current Sandy Beach issues. It was determined further investigation of past proceedings is needed before making any rulings.

Mr. Howard noted that the 240 Adams Street property in Roann Corp. will be in Spring Commissioners Tax Sale, and a letter was sent to the current deeded property owner notifying them of the conditions of the structure.

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

Mr. Younce motioned to adjourn.

Mr. Roser second.

Meeting adjourned. 7:50 PM

Also present: Charles Easterday, Jennifer Easterday