

# *WABASH COUNTY PLAN COMMISSION*

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## **WABASH COUNTY PLAN COMMISSION** **BOARD MEETING MINUTES** **MAY 5, 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, Doug Rice, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

In the absence of the Chairman and Co-Chairman Mr. Howard opened the Meeting at 7:00 p.m. Mr. Campbell motioned to approve the April 7<sup>th</sup>, 2016 meeting minutes. David Schuler second Motion passed.

Mr. Howard requested approval from board members to hear from those in attendance first and then cover the remaining agenda items. Board members agreed.

Raymond New property conditions Lagro Corp:

Mr. Howard explained the concerns submitted by Lagro residents regarding bricks falling from the structure located at 828 Washington Street, Lagro.

Howard has visited the site and taken photos. An old chimney above the roof line appears to have been taken down. Some of the bricks probably came from it before being dismantled. The east side of the east structure has areas around windows which show missing bricks.

Mikhail New came to the plan commission office after the letter of notification was sent. Mikhail is working to sell the east portion of the buildings for demolition purposes. This is the section which is in need of repair or being razed.

Raymond new is present tonight and confirmed Mikhail's intentions.

Mr. Howard noted that the west portion of the buildings appears to be structurally sound. It would be great if that portion could remain.

Board members agreed that as long as progress continues to be made in resolving the issues the building creates, reasonable time will be given to Mr. New to sell, raze, or repair the building. Mikhail New agreed to keep in contact and update the plan commission monthly.

George Hall, property conditions, 2026 W 900 N North, Manchester:

Mr. Howard explained that the plan commission had notified Mr. Hall of junk yard violation on his property in 2007, in which Mr. Hall removed numerous vehicles from the property, assured the plan commission he was not selling parts, but occasionally gave parts to those who could not afford them. He agreed that he would not increase the volume of junk, vehicles, or sell parts.

Photos taken 4/13/16 were presented to board members for review. Photos show a large collection of vehicles and miscellaneous items around the buildings and along the northwest fence line. Photos were also taken again on 5/5/16 showing the fencing which has been added.

Howard, this is a violation of several parts of the county ordinance. It is a junk yard. Mr. Hall is collecting vehicles and miscellaneous and then re-selling to salvage companies.

Mr. Hall, I am not running a junk yard. I spent money to put a fence, money I didn't have. This is all my stuff out there it is not somebody else's junk. I do not sell parts to anybody. I take old cars that are scrap and I haul them in for scrap. That's how I make extra money. It's not a junk yard, I don't, sell parts.

Thrush, under the ordinance you don't have to sell parts to have a junk yard.

Hall, I put up fence, I have everything behind the fence.

Campbell, when did you put the fence up?

Hall, the new part of the fence shown in the photos I put up last week the other brown fence has been up for a long time.

Rice, can you read us the definition of junk yard from the ordinance book?

Howard, junk yard means a place, usually outdoors, where waste or discarded used property other than organic matter is accumulated and is or may be salvaged for re-use or resale.

Rice, what did you say you do with the vehicles when you get them?

Hall, sell them. I keep them and when scrap price goes up I sell them. I do not sell pieces off of them. You can't find anyone who says they have bought parts from me because I don't sell them. I give a few away.

Howard, unfortunately what Mr. Hall is saying he does fits exactly into what the definition of a junk yard is described as.

Hall, what are we supposed to do with old cars? Who complained?

Howard, the residents of Ijamsville complained. If you were located out in an AG Zone with no residential zoning within 1320 feet and you met all other ordinance requirements for a junk yard

we wouldn't be having this conversation. Unfortunately you live in a residential zone, and it is not permitted in a residential zone or within 1320 feet of a residential zone.

Rice, because it is residential zone what you are doing is not permitted by the ordinance.

Howard, a Commissioner's Ordinance from 2012 or 2013 states no person shall keep junk automobiles on property without having first erected a privacy fence. And no more than 3 vehicles at any one time without having a valid salvage license.

Campbell, if in an Ag area he would be ok?

Howard, the required zone is only part of the requirements. There are other requirements also. He is on the south end of Ijamsville and the area is zoned R1. I appreciate the fact that he has put up a fence, but if we let this go then what are we going to do with the next one and the next one. That is my concern. I don't want to deprive someone of income but at the same time we have to follow policy.

Curless, the county has had others come in that want to work on cars and do things with cars. We have turned them down, so we have had other precedence cases.

Campbell, so this additional fence has been put up since the 4/13/16 photos?

Hall, yes.

Campbell, so what do you think of the area now Mr. Howard with the additional fence.

Howard, my concern is that I look back at what was said in the 2007 complaint. He assured it would not get bigger, well it got bigger. You also have more than the fence issue in regard to what's required for a junk yard.

Rice, the fence helps but you still have the salvage issue in an R1 Zone.

Howard, have nothing against George, but if we allow this to continue then what are we going to do with the next person?

Thrush, the fence is good but it doesn't excuse the fact.

Vogel, when you get a vehicle why don't you just take it directly to a licensed salvage location?

Hall, I'm waiting for the scrap price to go up.

Rice, under the 2012 or 2013 ordinance you mentioned they would be allowed 3 vehicles. Does it specify what zones this is allowed in?

Howard, must have a fence for junk automobiles and must have a salvage operator license if you have more than 3 at any one time. The Commissioners Ordinance does not specify zones.

Rice, in order to conduct business like this you must have correct zoning.

Howard, I checked to see what zoning would be under the new ordinance if passed as proposed, it would still be R1.

Campbell, how many vehicles do you have on the property now?

Hall, probably about 15. Three belong to other people. I didn't know the commissioners passed a law in 2012 or 2103 about number of cars and fence requirements.

Rice, do you foresee scrap price going up to where you will get rid of cars in the next 60 or 90 days?

Hall yes, it's going up now.

Campbell, Mike if we give 90 days, what do you think?

Howard, is that something this board and George can live with?

Hall, I have 4 or 5 collector vehicles like a nova, mustang and others that I want to keep.

Campbell, can you keep those in the building?

Vogel, if they are collector vehicles I would think you would want them stored inside to protect them from the elements.

Hall, yes, that is not a problem.

Campbell, I motion to give Mr. Hall 90 days to get down to 3 inoperable junk vehicles and get the 4 or 5 collector, hobby vehicles stored inside.

Second, Randy Curless

Roll call vote. All voted in favor. Motion passed.

Bobby Stephens: Not on docket.

Stephens, do you have any information on where I talked to you earlier?

Howard, yes, I have a folder full of papers.

Stephens, what do you want to talk about then?

Howard, what do you want to talk to the board about?

Stephens, let's talk about regulations for building for a minute. According to what I have here, you must have survey of property. Is that correct?

Thrush, what are you reading?

Stephens, regulations for building in Wabash County furnished to me by the courthouse in 2003.

Thrush, is that part of the ordinance book?

Stephens, well it's a building permit so I guess it's to build a house.

Howard, I would question.

Stephens, so you questioning your county ordinance?

Howard, as I started to say, I would question the paper you have in your hand being part of the ordinance, and I would also question what determines a survey based on the document you have.

Stephens, it says before a permit can be issued.

Campbell, is that part of the current ordinance that he has?

Howard, I don't know what Mr. Stephens has for sure.

Thrush, is that part of the county ordinance?

Vogel, does the page you are holding have a date on it?

Stephens, this is from 2003.

Thrush, at some point and time there would have to be a survey to build on that is true.

Stephens, what if they don't then what?

Thrush, how can you create a deed if at some point there was not a survey?

Stephens, how can you build if you don't have a survey? How can the county let it happen?

Thrush, when did the county let it happen?

Stephens, this has been happening since 2000.

Rice, so there have been houses built there without building permits?

Stephens, other things have been built, lakes, sheds, ponds, drainage plugged up, no engineering was ever done. They just went out prior and dug it.

I've spent \$30,000 trying to get the situation cleared up. Today it is all but the drains was never engineered in for my property, farm fields close to me, Gobles house, the house next door and part of the church property. The county surveyor at that time allowed them to put in smoke stacks for drainage. Said it was temporary. How can this possibly happen? They plugged my

ditch and flooded my basement. Insurance wouldn't cover it. I went to drainage board, made them run a ditch along the drive 650 foot down the drive to drain water. Since I've lived there 2 holes have been shot in my house, my mailbox post broke off, they have dumped dead animals in my yard, they got private dumps out there. Three truckloads of garbage were hauled out there over the weekend, burnt trash in my back yard, and you say there is no county ordinance. It is a nuisance. I have lung cancer and had to be treated last fall in the emergency room cause of the use of accelerants to burn garbage right down along the driveway beside my property. You know what the county told me, call the fire dept. We won't do it. It's not our job to do stuff like that. I don't understand it, I pay my taxes, I live in the county, I served 20 some years in the military and I can't even live on my own property. Today I can't walk down through my yard. Because of that building thing there, there was never a culvert put beneath the driveway. The County Highway Department moved the drain so the church could go in and build, they helped fill it in. I got pictures of the county highway helping fill in a natural drain that had been there for a hundred years, 15 foot deep.

When I went to the county, they said there are no laws broken, sue the church, I sued the church. They said they would fix my side of the property, but they weren't going to worry about any kind of plans or any of the other stuff.

You know what Mike told me two weeks ago when I complained about the culvert. I would have to take that up with the county highway department. The plan commission has nothing to do with drive culverts. That is not what the building code says.

Howard, can you show me in the county ordinance book where it says the plan commission is responsible for the placement of culverts in the county?

Stephens, the building permit right here that I got says it is.

Thrush, that is not a building permit, and it is not a page from the ordinance book. The jurisdiction for a drive culvert off the road into a drive is under the county highway department.

Stephens, the culvert is not on county property it is on the church property. The county allowed them to put a drain in from the north side to the south side of the road. My property runs east and west. There is no culvert under it. Is this what the county says you need for a building permit?

Thrush, I don't know what it is that you have, but it is not any part of our ordinance.

Stephens, I got it from the county when I sued the church.

Thrush, normally you would bring in a complete document, not just one page.

Stephens, this is not a normal situation.

Rice, we have to go by the county ordinances.

Stephens, this is the ordinance.

Thrush, this one page document is not the ordinance, it is a reprint of something.

Vogel, can you bring the site up on the monitors so we can get a better feel for this? Your problem is where they put the drain in across the driveway on their property allows the water to run across you? The natural slope used to be west to east. They put a pond back there and the water goes to that pond?

Stephens, Yes.

Vogel, so now looking at the ortho what is the problem? The culvert not deep enough to catch your water? Are you higher or lower?

Stephens, they just stopped it with the driveway. They didn't put any culvert under the driveway.

Vogel, so they just filled it in and made a dam?

Curt, looking at the ortho, are you saying the church driveway blocks the water?

Stephens yes, and when I went to the drainage board they said to dig a 650 foot long ditch along the driveway to take care of my property.

Vogel, Mr. Thrush can we get the information from this case? I remember some of this. We gave them a S. E. for the pond, and I thought we addressed some issues of water coming over. They weren't supposed to block it. Before church went in it was not an issue?

Stephens, since we're talking about the lake. The lake never had an overflow put in, it was never engineered, turned it over to the state to make them fix the drainage so it would have an overflow, State said it was not warranted cause it was never engineered. Sent paperwork to county, not warranted, Updike told how to fix it. Side slope must be so children won't drown. They ignored it. What about the burning?

Howard, Mr. Stephens complaint regarding open burning was reviewed by myself and the county health department. Jennifer Scott and I visited the site and agreed to contact IDEM. IDEM was contacted, made an inspection, and the church was ordered to stop open burning, and clean up the burn piles.

Stephens, Did you give IDEM the write up?

Howard, IDEM did the inspection and write up and gave copies to us. IDEM was to follow up and re-inspect in 30 days.

Stephens, did you get anything from Jennifer?

Howard, Jennifer Scott and I visited the site together and then contacted IDEM. We did not do the write-up. IDEM did the write-up and sent us copies. Also in regard to the pond issue, I believe it was stated in minutes back then that Terry Roser from the NRCS inspected the dam, levee, and outlet pipe and saw no problems.

I'm not concerned for it passing. I'm concerned about it breaking and the people below getting killed. Did you approve the variance?

Howard I believe the S.E. and Variance were approved after the Roser inspection, but would want to review old minutes to verify. I don't recall at this time what specifically the variance portion of the application covered.

Vogel, what do you recall on this Cheri?

Slee, I would have to go through old minutes to get familiar with it again. This was during the time when John Stephens was the County Surveyor.

Vogel, what do you feel you would like done Mr. Stephens, on your property? Put a culvert in under their driveway?

Stephens, that would be nice and fix the drainage problems that are already broken in. Probably a 30 inch culvert at county road 100 North. At the end of it that drains my property. They put a smoke stack in then ran over it with the dozer and broke it in. It should be good to fix the drains, cause they were never engineered.

My friend back here complains about junk setting out there. You got on him about collecting junk cars and yet the stuff setting along the driveway here is ok?

Thrush, did this go to court at one time?

Stephens, it was settled out of court.

Thrush, what was the judgement?

We agreed they would put a ditch in on their property along the driveway, but their engineer and lawyer said they can't go on county property. Yet they build on my property and still built there.

Vogel, are you saying the driveway is on your property?

Stephens, yes, when they hauled the dirt in they filled clear down my property, blocked all the drains that have been there for 30 years. The County says it's not our problem. Dug holes in my yard for drain pipes that had been there for hundreds of years, found the tile plugged.

Larry, refresh my memory, was I involved in the litigation?

Stephens, no, you were to start with but saw no problem. They just built the driveway, no engineering or nothing. No permit was issued.

Larry, I will go and pull the file.

Stephens, you talked about the junk at my friends property .What about the excavating machines along the driveway? What does the junk ordinance say? What about the junk in a residential

area? Plugging drains that have been there for hundreds of years. Flooded my basement and cost me \$15,000. Can't walk through my yard.

Do you know Ron Gatchel? Several years ago the plan commissioner gave him a permit for a mobile home. Then they turned around after he bought the land and moved it in and forced him out.

Vogel, I kind of remember that.

Stephens, then I came in and applied to put a mobile home on my 4 acres and they said no. Now I look back in the back and there is a camper or modular setting there for three years. All this equipment setting there doesn't belong to the church.

Curt, your saying there is equipment there at the church?

Stephens, there is no church, it is just 36 acres of open ground with a lake.

Rice, so there is no building, they just put a driveway into the 36 acres?

Stephens, they just got little shacks put up everywhere. I talked to the plan director about it, did you go look at it, did you write them up?

I visited the site the day after you were came to the office. You told me there was a pavilion put up. The only thing I saw was the little shack by the fuel tank which has been there for a long time and small shed by the picnic area, and a porta pot. I did not see a pavilion as you described.

Stephens, what's the county ordinance on a campground or picnic area in an R1.

Rice, I thought you said this was a church?

Howard, I think he is asking what is considered a camp ground.

Stephens, what about the camper setting there?

Vogel, it would be ok setting there provided it is not inhabited continuously.

Stephens, even though I couldn't live there?

Vogel, as long as they are not living in it, it would be legal to set on a property.

Howard, ordinance allows use for 7 days in a 90 day period.

Vogel, you have survey markers and they are on your property along the driveway on both sides? Got to let him have natural flow drainage right?

Slee, not supposed to block natural flow.

Vogel, can you help him on this?

Slee, some of what he is talking about is private tile. We have no jurisdiction over private tiles. That becomes a civil matter. The drainage board can recommend but has no enforcement.

Vogel, as far as a neighbor building up and blocking flow of water over on him they can do that?

Slee, we can recommend, but we have no authority to enforce. It becomes a civil matter.

Stephens, they told me they cannot go onto county property to correct the problem, but they built on county property.

Curt, they built on county property?

Rice, so part of the drive is on county property off of 100 N and straight south?

Stephens, the county told us they county right-of-way goes 1 foot south of the utility poles. They are 25 to 30 feet on my property.

Thrush, you filed a suit in Sept 2005 according to the file. You argued the same thing in that suit that you are arguing tonight. What did the court decide?

Stephens, they decided to make them fix it.

Thrush, do you have a copy of the courts decree?

Stephens, I've got it at home.

Thrush, this has already been litigated and the court has decided so we can't do anything about that. We cannot overrule a court. You entered a suit, the court entered a judgement, I want to see the judgement. I want to see what the judge signed. These issues have been litigated and the plan commission is certainly not going to do anything to change it.

Vogel, we were not involved in it, it was Bobby Stephens vs First Church of God?

Stephens, you were involved. It was the county drainage board.

Thrush, that is not this office. We have a copy of the complaint but don't have the judgement.

Vogel, Can you bring it in?

Rice, we can't say or do anything until we see what the judgement says.

Thrush, we are not going to do something in conflict. If the judgement has not been done, you need to go back to the court.

Stephens, what's the court going to say about being on county right-of-way property.

Curt, did they put in a pipe?

Stephens, they didn't put anything in for a culvert. The access road crosses and filled in a natural drainage swale that allowed water to flow from northwest to southeast to a natural pond area. The construction of the access road by the church filled in and eliminated the swale. The appropriate means, culverts, or other ways of conveying water were not installed by the church.

Thrush, this is what you complained about to the court, the court entered a judgement and you want us to do something different.

Stephens, I went to the drainage board first.

Thrush, what you did first means nothing because you went to court. The court entered a judgement and that judgement is binding on everybody. You did not appeal it to the court of appeals so that judgement is the law.

Stephens, so the county can't or won't do anything with my problems?

Thrush, you and the county have to live with the judgement of the court.

Stephens, the court said to fix it.

Rice, then you need to take them back to court if they didn't follow the judgement.

Vogel, I suggest you get with you lawyer and if the judgement was to fix it and they didn't then go back to court and have it enforced.

Stephens, they said they fixed what they were allowed to but they can't go on county property.

Curless, what county property are they going on?

The county right of way that goes 15 feet outside local highway.

Larry, who is they?

Stephens, the county highway department.

Thrush, the county highway department said you can't go on county right of way? What you are arguing today was argued in 2005 and you received a judgement.

Vogel, and it appears you won.

Stephens, very good lets skip that part then. What about the permits and zoning laws out there?

Thrush, what about them?

Stephens, Court case #1. What about Robert Gatchel? The county made him move a trailer off his own property. Said they didn't meet R1 county zoning. I bought some property right down from it they said no you're not going to move in there. Now they ended up putting a lake in there and for fish to live and I couldn't live there.

Curt, were you wanting to put a trailer in there?

Stephens, nothing, why would I want to put something in there?

Curt, I thought you said you wanted to live there.

Doug, you bought the parcel identified here on the aerial photo?

Stephens, yes the 4½ acres.

Rice, can you clarify the point you are trying to make about the case back in the 80s

Stephens, enforcement of the R1 zoning ordinance. They got all that junk setting there.

Rice, I thought you said it is excavating equipment they use all over the county.

Stephens, it is.

Campbell, but it sets on church property,

Stephens, yes and it don't belong there. My friend setting back here can't leave it on his property, but its ok for it to set right next to my property.

Rice, you have two different situations, he is collecting junk to resale for salvage and this stuff here you call it junk yet you also say it is still being used, so is it really junk?

Stephens, probably not.

Rice, so it is two different situations. This is business equipment and these two situation are not really the same .

Stephens, what about the junk where the little fat guy tore Chuck Gobles trailer down and hauled it back there?

Larry, do you have any pictures of it?

Howard, when was this?

Stephens, last summer. This weekend there was 3 truckloads of garbage hauled down my driveway back there.

Rice, is it back in the back of the property.

Stephens, yes it is stacked up probably 2 or 3 truckloads of it.

Curt, it's in whose property?

Stephens, it's on the churches property but everybody else hauls to it. It's a private dump for the county.

Vogel, we are not going to get anywhere. You need to bring the judgment document to Mr. Thrush. Take some pictures, Mike take some pictures, come back next meeting with everything in black and white so we can understand it. If they built a drive on your property then you have an issue.

Randy, yes but it is a civil suit, the county is not involved in that.

Stephens, you know how many complaints I've made about trash back there in the last 7 or 8 years? They haul dead animals back there, all kinds of computer stuff.

Randy, we have an ordinance against dumps or trash.

Stephens, funny cause Mike had pictures back there, told me we don't enforce that, the state does. You told me the state cannot tell you what to do. When the State DNR came in and wrote up all that junk back there they told me to take it to Jennifer Scott, Jennifer gave it to you, you went and checked it. Nothing was done and the church was not informed.

Howard, then why do I have documentation here from IDEM with a report of the inspection, violations and notice they would re-inspect in 30 days?

Thrush, you said the church was not informed, which is not true, right here it says IDEM sent a certified letter to the church board of trustees noting the violations and told them to clean it up.

Stephens, what was the date?

Vogel, August 16, 2013.

Stephens, they never did clean it all up.

Thrush, then complain to IDEM apparently they think they cleaned it all up, or else why didn't they follow up on it?

Stephens, I don't know, I did.

Curless, we have no jurisdictional authority over IDEM.

Doug, did you follow up with IDEM?

Stephens, it was my understanding that Jennifer was IDEM for the county. She gave me the impression she was IDEM for the county. Not for state but for the county. Is she environmental for the county?

She is an employee of the county health department, but she is not an IDEM employee and the county does not have a county IDEM department.

Stephens, she is an environmentalist though right.?

Larry, she is not an employee of the state.

Rice, the State and County Health department is a different entity than IDEM.

Larry, based on the letter and inspection it appears it became the responsibility of the state.

Stephens, can't the county do something about it?

Rice, based on the documents the county turned it over to IDEM.

Stephens, after county wouldn't do anything I had to call IDEM again and they called IDEM and they called down there and a girl came up and inspected and ordered them to clean it up.

Curt, and they haven't cleaned it up?

Stephens, go out there and look.

Curt, have you called IDEM back?

Stephens, why should I have to, why doesn't the county enforce it?

Campbell, we do not have the authority to enforce an IDEM order. It must come from IDEM. We can ask IDEM for assistance, but we cannot enforce their policies.

Stephens, if the county can force a person off his property by law, who enforces it. That's not a county law?

Curless, he must have broken some ordinance or he would not have been forced off the property.

Stephens, he did break the ordinance.

Curless, well then that is why he was forced off.

Stephens, he was down by Jan and Gary Grey and they said it devalued their property so they told him to move it out.

Vogel, I kind of remember some of this, I think he applied for a permit to place a modular home on the property and then moved in a single wide mobile home and that was why he had to

remove it, or something like that. What he said he was going to do and what his permit was for was completely different than what he did and that is why he was told to remove the trailer, I believe.

Stephens, I came to Chad Dilling and asked to put a mobile home in out there and was told no.

Vogel, so the plan commission ruled the same on both you and Gatchel.

Stephens, after I spent \$40,000.

Vogel, that would have been an awfully nice trailer back then.

Stephens, you buy 4 ½ acres with a mobile home park on it and everything. What do you recommend I do?

Vogel, get the documents Mr. Thrush wants to see and get them to him and we will discuss at the next meeting.

Stephens, I will return for the June 2 meeting.

George Hall, I want to burn some wood and an old house, can I do it.

Howard, talk to your local fire dept.

Anita Eads property:

The Wabash River Trail and Anita Eads have a proposal for transfer of Ms. Eads property in Lagro Corp to be deeded over to Wabash River Trail at no cost for the property if the Wabash County Plan Commission will agree to drop the balance of demolition and interest fees owed. All legal fees to Mr. Thrush and courts have been paid.

Doug Rice motioned to drop the balance of fees if Ms. Eads will deed the property to Wabash River Trail at no cost and the county shall not incur any additional fees for the transfer.

David Schuler, second the motion.

Roll call vote 6-0 . Motion Passed.

The Unsafe Premise Order for 240 Adams Street, Roann has been filed. Deeded owner can appear at June 2<sup>nd</sup> meeting . Gave 30 days from notice date to have razed. Deadline 5/21/16.

Kathleen Covington property:

Contractor has been contacted by Ms. Covington. Deadline at this point is 6/1/16.

Ronald Denton property:

Property located at intersection of State Road 15 and Anglin Road. Same junking and salvage issue as numerous previous times. Last time property owner was told county would not notify if same issues were repeated. They have been repeated. County filed complaint for mandantory injunction.

Rice, was that property ever check after Kaiser left?

Howard, it is my understanding that a portion of the area went back to the local farmer and that area had the soil removed 4 feet in depth and replaced.

Sandy Beach:

In discussion with Sandy Beach Association and Board of Zoning Appeals it was determined that a roll off dumpster could be placed at Sandy Beach for a determined period of time for residents to put trash for a community clean-up. The association would be responsible to monitor what is put in the dumpster and the county will pay for the project through the Unsafe Premise Fund.

Unsafe Premise Lagro:

The Town of Lagro has requested assistance with enforcement of the removal of an unsafe premise located at 1360 W Main St. Lagro. The Unsafe Premise order has been issued. Owner can appear during the June 2, 2016 Plan Commission Board meeting for hearing. Action must be completed by 5/30/16.

Ron Dyson Unsafe Premise Order:

Mr. Dyson did not appear before board for his hearing April 7, 2016 and as of the deadline date of 5/1/2016 the violations have not been corrected. Board members agreed to have Mr. Thrush continue proceedings.

Board members discussed AG 1 and AG 2 zoning possibilities for the Ordinance Draft.

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

Joe Vogel motioned to adjourn

Doug Rice second

Meeting Adjourned 9:25 PM

Also Present: Raymond New, George Hall, Bobby Stephens