

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **JUNE 2, 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:, Curtis Campbell, Randy Curless, Scott Givens, , Sue Ridenour, , Lowell Rosen, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

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

Mr. Vogel motioned to approve the May 5, 2016 minutes as written.

Randy Curless second.

Motion Passed.

Mr. Givens noted that the first agenda item was the continuation of discussion with Bobby Stephens regarding the First Church of God. Mr. Stephens is not present. Mr. Stephens was to provide Mr. Thrush with the written document from his court case and mediation which would tell what the courts directives were. This was not done.

Board members discussed situation. Mr. Howard noted that he had made a copy of all document pages for the court case. To sum up the 40 page document a mediator was appointed and eventually an agreement was reached for the work to be done. However there is no documentation under the court case number which tells exactly what was agreed to and what was to be done.

Board members were in agreement that until Mr. Stephens provides the necessary documentation for Mr. Thrush to review, the plan commission cannot act on any of Mr. Stephen's complaints.

Unsafe Premise Order

The Unsafe Premise order to Deeded owner Der Pool LLC has not been responded to and no one is present at this hearing for the premise.

Curt motioned to approve findings of fact and proceed with the order.

Sue , second

Motion passed 8-0.

Unsafe Premise Order

The unsafe Premise order for Max Roberts' property located at 1360 Main Street, Lagro has a deadline for the structure to be razed by 5/30/16. No one is present tonight for the hearing. Mr. Howard received an update before the meeting from Scott Siders. Work to raze the structure is being completed and is down to the main floor. Howard suggested to board members that the Findings of Fact document giving an additional 30 days to complete the project be approved. Randy Curless motioned for findings of Fact giving an additional 30 days to have residence completely razed.

Curt Campbell second,

Motion Passed 8-0

Unsafe Premise Order

Mr. Thrush reported that Mr. Dyson has not responded to any previous correspondence and the complaint regarding the Unsafe Premise Order which was filed with the court.

Ronald Denton Junk and Salvage violations

Mr. Howard reported that Mr. Thrush filed the Complaint for Mandatory Injunction and the hearing is scheduled for Friday 6/3/16. Mary Hollingshead contacted Mr. Thrush earlier in the day to inquire what her options were.

Board members discussed the applications submitted in 2014 by Scott Dawes and Travis Tackett for the poultry facilities located on county road 100 E, north of 200 N. Mr. Dawes recently inquired about neighboring addresses as he is considering entering under IDEM's CFO policy. Board members agree the County CAFO Ordinance is the policy which the plan commission must govern by. Mr. Thrush will notify both parties of the ruling.

Citizens Energy Inc. (CEI) consultant Tyson Taylor met with PC Board Chairman, BZA Chairman Vogel and Mr. Howard to update the plan commission on the Harvest Wind Project. This is the first communication with CEI since April 2011. The harvest wind project involves Cass, Fulton, Miami, Kosciusko, and far Northern Wabash County. The county WECS Ordinance setbacks may be doable, but the permitted noise decibel level would be hard to meet. Givens, Vogel and Howard each pointed out to Mr. Taylor that Commercial Wind Turbines are not a desired landscape in Wabash County.

Board members discussed the Ordinance Draft. AG 1 and AG 2 zoning was the primary topic of discussion. An upcoming property auction in which 5 tracts of land are being offered out of a 40 acre parcel was presented to stimulate discussion. This is a prime example to look at as we consider options for AG 1 and AG 2 Zoning and how to handle proposed splits in the future when multiple tracts are being considered.

Board members discussed parts of a questionnaire prepared to aid in the zoning decision making process.

Board members recognized Sue Ridenour for her years of service on the Wabash County Plan Commission Board. Sue is retiring at the end of June as the Noble Township Trustee and the Trustees representative on the Wabash County Plan Commission Board.

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

Mr. Rice motioned to adjourn.

Mr. Campbell second.

Meeting adjourned. 9:35PM