

WABASH COUNTY PLAN COMMISSION

*Wabash County Court House
One West Hill Street
Wabash, IN 46992
Telephone 260-563-0661 EXT 1252, 1267
Fax 260-563-5895
plandirector@wabashcounty.IN.gov*

BZA MEETING MINUTES **JULY 26, 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: Don Roser, David Schuler, Joe Vogel, and Attorney Larry Thrush

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

Don Roser motioned to approve the June 28, 2016 minutes as written.
David Schuler, second the motion
Motion carried.

Traci Dubois / Dennis Daugherty Property Conditions

The county received inquiries from area residents regarding the boats in the front yard with some possibly setting in the road right-of-way.

The Plan Commission Board reviewed photos, taken 6/9/16, during the 7/7/16 meeting and agreed to have a letter sent requesting all items which are on the premise for repair to be placed behind a line parallel with the front of the barn, except when being serviced.

Ms. Dubois received the letter from the plan commission office regarding the conditions of the property located at 2123 E 1050 N Lafontaine, deeded in her name. Ms. Dubois and Mr. Daugherty requested to meet with the BZA to discuss the use of the property.

Board members viewed photos of the property taken on 6/9/16 showing numerous boats located in the front yard area between the house and road as well as photos taken 7/20/16 which shows all boats removed from the area.

Mr. Daugherty explained that Truss Marina no longer has the extended service team they used to have and that numerous boats are now being brought to him for service or repair. He granted that he was over-run with boats, but at the same time needs to continue the business. Even though seasonal, it is his biggest income source. He is limited on space since the surrounding land owner declines to sell him additional acreage for a lot.

The area southwest of the barn always stays wet and it would be difficult to set boats in that area without rutting up the yard. I have permission to use the grass lane going south from my property to the woods, but I need to keep boats close to prevent them from being torn up by animals like raccoons and stuff. I have several kennels which I will be getting rid of and that will free up a little space.

Mr. Vogel asked if he could keep the entire area between the front of the house and road free of any boats or other equipment left there to be repaired.

Mr. Daugherty stated that he had an over-run this spring and some stuff is still there waiting for the owners to pay the repair fees, and some is there because owners decided not to pay the repair fees so he is stuck with them. He does not understand why all of a sudden it is an issue.

Mr. Vogel noted that the same situation presented itself out on Dora Road and 300 E several years ago and the county required all equipment to be kept behind the front of the buildings. All we are asking is can you keep the area between the front of the house and the road for the width of the lot free of any boats, and you have yet to answer that question.

Mr. Daugherty asked to see the ortho and have the board identify the area to remain clear of equipment.

Mr. Vogel identified the area between the front of the house and road for the total width of the lot as the area to be free of boats.

Mr. Howard noted that the 7/20/16 pictures show the yard area between the house and road free of any boats or equipment for repair. He would like to see it remain that way.

Mr. Daugherty agreed that he could keep the area free of boats.

Mr. Roser motioned that the area between the house and road for the total width of the lot would remain free of boats or any other equipment there for repair or service.

David Schuler seconds the motion.

Motion Passed 3-0.

WESC Ordinance

Mr. Howard updated BZA on the need to amend the WECS Ordinance to change the decibel level. Will place on agenda for September PC Board meeting.

West Plains Mining

Board members were briefed on the current status of the proposed rail siding. Cost to update crossing on 700 W has forced West Plains to review plans for siding.

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

David Schuler motioned to adjourn.

Don Roser second.

Meeting adjourned. 7:50 PM

