

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES**

**February 2, 2017
Wabash County Plan Commission Board
Wabash County Court House
Wabash IN 46992**

Present: Curt Campbell, Randy Curless, Patty Godfroy, Doug Rice, Christian Rosen, Cheri Slee, Joe Vogel, and Attorney Larry Thrush

Vice President, Mr. Doug Rice opened the meeting at 7:00 pm. Mr. Rice asked for a motion to approve the minutes from the January 5, 2017 minutes. Randy Curless made the motion to approve the minutes, seconded by Joe Vogel. The minutes were approved as written.

Mr. Mike Howard, Director of the Wabash Co. Plan Commission gave the following updates:

Ron Dyson, unsafe premise order. Mr. Dyson had a court date set, his attorney met with Larry Thrush, Attorney for the Wabash Co. Plan Commission Board and settled out of court, agreeing to pay a reduced fine along with court and attorney costs. Repairs have been made to the house. The property must be kept mowed if not the original fine will go into effect.

FEMA/DNR recent review of Floodplain Ordinance procedures and any floodplain permit applications. Laura Kanappel IDNR, DOW, Floodplain Management Section, visited the Plan Commission Office to review policies and permits involving floodways. One area that we have not done permits for is when the DNR issues a permit. In order for us to remain compliant a Wabash County Improvement Location Permit will have to be written when we receive the state approval notice for construction in a floodway. One thing we were concerned about is the liability issue. Along with the permit we will have a certificate of occupancy stating that the work was completed, Wabash County Plan Commission does not have an inspector on staff to complete the

inspection of the construction, no guaranties of the quality of the work. If the county does not comply with the paperwork listed above, the residents of Wabash County could lose FEMA protection in the event of an emergency and the individual homeowner flood insurance policies premiums could raise significantly.

Cheri Slee: Is this just for the Plan Commission or is it because PC Director is also the Floodplain Administrator?

Mike Howard: No, I would say that it is a requirement for the Plan Commission.

Mike Howard: Discussion of the Wabash River Trail (WRT) project. A non-profit organization has begun working on a paved trail which they hope will eventually connect to trails in Huntington County to the east and Miami County to the west.

Mike Howard: Mailing of certified letters. We would like to try doing mailings by using an affidavit of mailing. This would keep the cost down for the customer.

Larry Thrush: We could do this, but some wording in our PC and BZA Rules of Procedure may have to be changed so that it doesn't state that the mailings would be by certified mail.

Board members agreed to proceed with the changes.

Mike Howard: The Plan Commission Office has been using the Manchester News Journal for all legal ads due to the cost. I have checked with staff at the Wabash Plain Dealer and been informed that they have revamped their fees, making them much more competitive. I would like to begin using the Plain Dealer for legal ads except for those in the N. Manchester area which would still be placed in the News Journal.

Mike Howard: Parcel Review Committee update, I have talked with the Planning Director in Whitley County, they continue to make changes as they are working through this. The Knox County Auditor's Office stamps documents with "Accepted for Transfer Pending Approval", to help with the processing. I have talked with realtors in our area and they are favorable to the idea of a committee reviewing the splits. The realtors I have spoken with are also in favor of surveying the original parcel along with the split parcel. I feel that the committee should be made up of a group of people from different offices.

Mike Howard: Residential acreage in Ag Land. Should we stay with 1 1/2 acre minimum required lot size for building a residence in the county? 1 1/2 acres meets the local Health Department requirements.

Mike Howard: We can do just a general consensus.

Curt Campbell: I am in favor of the 1 ½ acre minimum requirement that we currently have.

Mike Howard: Anyone opposed. None opposed.

Wabash County will continue to require 1 ½ acres minimum for residential building in the county.

Mike Howard: Residential ground in Ag Zone. We have three options to look at for determining if residential building should be allowed in agricultural areas.

1. 2 Ag Zones, A1 prime farm ground which would be more restrictive to building. A2 would be more lenient to building.
2. Point System would look at each parcel individually.
3. Leave Ag Zone as is.

Discussion followed on what the point system should look like. We will revisit at the March meeting with input from Board members on what should/should not be included.

Mike Howard: Changes in the Ordinance draft reviewed.

Mike Howard: Don Roser has retired from the Board of Zoning Appeals leaving a vacancy on the board to be filled.

Doug Rice asked if there was any other business

Joe Vogel made the motion to adjourn

Christian Rosen seconded the motion.

The meeting adjourned at 8:35 pm.

Libby Cook
Secretary, Wabash County Plan Commission