

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House*

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## **BZA MEETING MINUTES**

### **March 28, 2017**

**Wabash County Board of Zoning Appeals  
Wabash County Court House  
Wabash IN 46992**

**BZA MEMBERS: Joe Vogel, Mark Milam, Dave Schuler, Jerry Younce, and Attorney Larry Thrush**

Those present: Joe Vogel, Mark Milam, Jerry Younce, and Attorney Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook, and Mr.& Mrs. Russell Small

Mr. Vogel, Chairman, called the meeting to order at 7:00 pm. Minutes of the February meeting were reviewed. Mark Milam made the motion to approve the minutes as written, Jerry Younce seconded the motion.

Mr. Vogel called on Mr. Russell Small. Mr. Small is requesting a Special Exception to construct a pond on his property in Waltz Township. He is also requesting a Variance from the property line setbacks for the pond.

Mr. Small would like to have a pond on the southeast part of his property. The water surface area will be less than ¼ acre and the max depth would be 15 feet. The pond will basically be a hole in the ground which he will fill with well water. The area of the pond is the high point of the property.

Mr. Vogel asked where the drain will be.

Mr. Small, the drain will go to the west across my yard.

Mr. Vogel asked what is the normal setback.

Mr. Howard, normal setback is 100 feet from any property line or road.

Plan Director, Mike Howard noted that the setback requirement from the road is not an issue. However Mr. Small is asking for a variance from the property line setback on the east and south

property lines. Mr. Small would like to be 25 feet from these property lines. Mr. Howard also made the Board aware of the tile located at the front of the Small's property, This should not be an issue due to the location of the pond, but we want to be sure Mr. Small is aware of the tile.

Mark Milam asked if there would be a liner in the pond?

Mr. Small, no it will just be clay.

Mr. Vogel proceeded with the vote for the Variance from property line setbacks.

Mr. Thrush tallied the votes, the Variance was passed.

Mr. Vogel proceeded with the vote for the Special Exception for the pond.

Mr. Thrush tallied the votes, the Special Exception was passed.

Mr. Vogel then asked for suggestions of names to fill the vacancy on the Board of Zoning Appeals. The names brought forth by board members present were: Dean Stouffer, Roxy Roser, Dan Dale, and Lester Templin.

Mr. Howard then explained to the Board the spread sheets he has prepared regarding permitting for residential building in Ag Zones. A three year review of housing permits was completed to see if these same permits would be issued using the point system. There are a total of 59 points that can be obtained. We would require a minimum of 25% (15 points) for a permit to be issued. If a property was within 1 or 2 points of eligibility, the person requesting the permit would be allowed to appear before the Board of Zoning Appeals to ask for a review. In the three years of permits that were reviewed I believe that only 3 permits would not have met the point requirements.

Mark Milam, this looks like a formula that would show what the true value of the land is and preserve the land to be used to its fullest potential.

Mr. Howard also noted that immediate family members would still be permitted to build a residence on Ag ground owned by the family. A definition for "Immediate Family" is being developed specifically for this situation. Those permit applicants would still be encouraged to use the lesser productive areas of the property. I have made an outline of what would need to be covered if you were to come to the BZA for a review of the property.

Jerry Younce asked what is the minimum size parcel to build a residence on?

Mike Howard, one and one half acres.

Jerry Younce, is that enough for a septic system? I could see where this point system could be helpful, you would have data to back up the decision.

Mike Howard, During the January PC Board meeting it was agreed to stay with a minimum parcel size of 1 ½ acres. Those parcels that were split prior to this proposed ordinance would be permitted to go ahead and build.

Mr. Vogel asked if there was any further business to discuss, there being none he asked for a motion to adjourn the meeting.

Jerry Younce made the motion to adjourn, Mark Milam seconded the motion.

The meeting was adjourned at 7:55 pm.

*Libby Cook*  
*Secretary, Wabash Co. Plan Commission*