

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*](mailto:plandirector@wabashcounty.IN.gov)

BZA MEETING MINUTES

JULY 25, 2017

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

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

PRESENT: Dan Dale, Mark Milam, Joe Vogel, Jerry Younce, Attorney Larry Thrush, Plan Director Mike Howard, and Secretary Libby Cook

Joe Vogel, President of the Board, opened the meeting at 7:00 p.m. Mr. Vogel welcomed new Board member Dan Dale. Mr. Vogel then asked if there was a motion to approve the minutes of the May 23, 2017 minutes. Jerry Younce made the motion to approve the minutes as written, this was seconded by Mark Milam. The minutes were approved.

Mr. Vogel: The first item on the agenda is a Variance request from Mr. Brian Dawson.

Mike Howard: Mr. Dawson could not be present tonight, and asked if we could go ahead with his request in his absence. Mr. Dawson is seeking a variance from the standard property line setbacks to build a garage / workshop addition to his home which is located in the Cook Addition in the Town of Lafontaine. As far as the road setback line that will not be an issue.

Mr. Vogel: How big of a building is he wanting to build?

Mr. Howard: Mr. Dawson is hoping to be able to build 24 feet wide, anything 20 feet or less would not be of benefit to him. The standard property line setback is 3 feet from the rear property line and 6 feet from the side property line. Mr. Dawson has approached the neighboring property owner asking if they would be willing to sell him a portion of the vacant lot, they would prefer not to sell at this time. The Town of Lafontaine would be a platted area and therefore does not have covenants.

Mr. Vogel: In looking at some of the surrounding properties it looks like several have buildings sitting close to the property lines. I would hate to do this if it would be the only building that close to the property lines in the area.

Mr. Howard: We won't determine how big the building can be as long as he meets the required setback from the property line.

Mr. Milam: I don't have a problem with a setback of 3 feet as long as the line is defined by the proper person.

Mr. Vogel: When you talked with Mr. Dawson what kind of distance did you suggest to him?

Mr. Howard: I mentioned to him today 3 feet. I also mentioned to him that unless code has changed, a building that is 3 feet or closer to the property line might have to have a fire rated wall. Mr. Dawson said that he would not have a problem with that.

Mr. Vogel: Three feet would give room to maintain the side lot and give access to and from the front and back of the property.

Mr. Milam: I make the motion that if the variance is approved, it must be surveyed and have the legal property line defined and then Mr. Dawson can build within 3 feet of the property line.

Jerry Younce: Seconded the motion

Mr. Howard: Would the 3 feet measurement be from the overhang of the building or to the foundation. After discussion by Board members it was decided that it would be from the foundation of the building.

Mr. Howard: The stipulations on the variance will be, the distance from the south property line has to be measured by a certified surveyor and the foundation of the structure has to be a minimum of 3 feet from the property line.

The vote was taken, Mr. Thrush tallied the votes, the variance was passed with the stipulations listed above.

Mr. Howard gave updates on the following items:

- Complaints in the county, looking at 4 properties in the Urbana area that are deemed unsafe premises.
- Parcel Review Committee, would review property splits before they are given to the Recorder's office. This committee would be made up of the following people:
 - Mike Howard – Plan Commission Office
 - Rachel Lambert – Parcel Drawing
 - Cheri Slee – Surveyor's Office
 - Kelly Schenkel – Assessor's Office

Marcie Shepherd – Auditor’s Office
Lori Draper – Recorder’s Office

- The draft of the new Ordinance Book is available for review on the Wabash County Government website. Does anyone have any questions?

There being no further business Mr. Vogel asked for a motion to adjourn the meeting. Mr. Younce made the motion to adjourn, this was seconded by Mr. Dale. The meeting adjourned at 7:30 pm.

Libby Cook
Secretary, Wabash Co. Board of Zoning Appeals