

WABASH COUNTY PLAN COMMISSION

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BZA MEETING MINUTES **APRIL 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: Mark Milam, Don Roser, David Schuler, Joe Vogel, Jerry Younce and Attorney Larry Thrush

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

Don Roser motioned to approve the March 22, 2015 minutes as written.
Jerry Younce, second the motion
Motion carried.

Variance # 3 A Variance from the setback requirements for a structure from a secondary county road. Timothy Calloway, 12952 N Bonestead Rd, North Manchester, IN 46962
Section 36, Township 30N, Range 5E, Pleasant Township, Wabash County. 1.179 Acres

Mr. Calloway would like to build a 32 x 48 pole building on the property and has limited area available to place the structure and is requesting a Variance from the setback requirement for Bonestead Road.

Board members reviewed the documents and maps for to the Variance.

Mr. Howard noted that the septic prohibits the building from being place northwest of the house and with a large hill to the south the placement of the structure is limited.

Calloway explained to the board how the building would set and the intended use for the building would only be for personal storage.

Mr. Vogel inquired about ample room for vehicles to turn around in the drive so no one would have to back out onto the highway to exit.

Mr. Calloway noted that there will be plenty of room for vehicles to park as well as turn around to exit the property.

Board members discussed the drawing and distances. The setback from the center of the road based on the drawing would have the closest point of the building 36 feet from the center of the road.

Hearing no further discussion Mr. Vogel called for the board members to vote noting that 36 feet would be the minimum distance from the structure to the center of the road permitted. Board Members voted 5-0 in favor of approval of Variance # 3.

Variance #4, A Variance from the setback requirements for a structure from a secondary county road. Tom Slack, property address 479 W 1300 N, North Manchester, IN 46962, Section 36, Township 30N, Range 6E, Pleasant Township, 75.3 Acres.

Mr. Slack has completed additions to numerous Ag buildings on the property. One addition has placed a lean-to on a structure closer to the center of the road than the required 65 foot setback. Unaware of the requirement Mr. Slack was notified of the violation and has now completed the application process requesting a Variance from the setback requirement for this addition.

Mr. Vogel inquired about visibility for drivers exiting the property.

Mr. Howard, the property has driveways East and West of the building, the terrain is flat in the area and the building is 35 feet from the center of the road. I feel visibility will not be an issue.

Hearing no further discussion Mr. Vogel called for the board members to vote noting that based on drawings the building is 35 feet from the center of the road. Board Members voted 5-0 in favor of approval of Variance # 4.

Update of Sandy Beach work.

Gary and Marthene Burnau, representatives from the Sandy Beach Association were present to discuss and update the BZA on the progress of clean-up and elimination of violations in the Sandy Beach area.

Mr. Howard reported on the violations noted when he toured the area with Ms. Burnau and the action taken by the Plan Commission Office regarding those violations.

The Burnaus feel the area is improving and appreciate the cooperation of the community and support from the Plan Commission.

Mr. Howard asked Mr. Thrush if a fee could be paid from the Unsafe Premise Fund to provide a roll-off dumpster to the area for a community clean-up day.

Mr. Thrush feels the use of funds from the account for said purpose would fall under the guidelines.

Mr. Milam, It would be a great idea to do that. We would need support from the association to monitor what can be thrown into the dumpster.

Gary Burnau, I would be glad to spend part of the time monitoring the situation and I think I could get help from a few others in the Sandy Beach Association to help.

Mr. Vogel, I want to take this opportunity to thank the Burnaus for all their time and work to help improve the environment of the Sandy Beach community. I think we should proceed with this plan. All members agreed.

In other business Mr. Howard update board members on the Unsafe Premise Order for 240 Adams Street in Roann, the re-occurring violations on the Denton property at 3001 N State Road 15, and progress on the Liberty Mills violations.

Discussion was also held on Ag1 and Ag2 zoning for the new ordinance draft.

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

Jerry Younce motioned to adjourn.

Mark Milam second.

Meeting adjourned. 8:25 PM

Also present were: Timothy Calloway, Tom Slack, Gary and Marthene Burnau.