

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

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BZA MEETING Minutes

February 28, 2017

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

BZA Board Members: Mark Milam, David Schuler, Joe Vogel, Jerry Younce, and Attorney Larry Thrush

The Wabash County Board of Zoning Appeals met on Tuesday, February 28, 2017 at 7:00. Board President, Joe Vogel, called the meeting to order.

Those in attendance were: Joe Vogel, Mark Milam, Jerry Younce, Larry Thrush, Barrie Bunnell, Lee Fannin, Mike & Donna Wendt, Scott Haupert, Rick Daihl, Christian Rosen, and Mark Guenin.

Mark Milam made the motion to approve the minutes of the January 24, 2017 meeting. The motion was seconded by Jerry Younce. The minutes were approved as written.

Mr. Vogel called on Mr. Barrie Bunnell to address Variance #2. Mr. Bunnell is a land surveyor representing Mr. Meredith Speicher. Mr. Speicher is seeking a variance from the subdivision ordinance to allow more than one split of his property within a 5 year time period. Mr. Bunnell said that he believes the last split of the property was done about 4 ½ years ago. A survey has been prepared for a split of 6 tracts. Plan Director, Mike Howard, reviewed the survey with Board members addressing each tract.

Mr. Thrush asked if Mr. Speicher is the only person listed on the request.

Mike Howard: No, Mr. Speicher's nieces (Anita Ketchem and Colleen Gatzimos-Reed) both have Power of Attorney and are in agreement with the request.

Mr. Vogel then opened the floor for any questions or comments before proceeding with the vote.

Mr. Daihl, asked if there would be a problem with a drain located on his property on the north side of Dora Road to the tract that faces Dora Road. It was determined that the drain would not be a problem.

The following stipulations will be attached to the variance if approved:

- If tracts 1, 4, 6 were sold to a party who did not own adjoining property (these tracts would become landlocked) there would need to be easements incorporated to allow access to the parcel. There would need to be something in writing regarding the development and maintenance of the easements.
- If an adjoining property owner purchases an adjoining tract, the parcels would be joined to make one parcel.
- Tract 1, no further splits would be allowed
- Tract 2, could be further divided into a total of 2 parcels.
- Tract 3, has a home and other buildings on it, no further splits would be allowed, possibly need to provide easement to Tract 4.
- Tract 4, is tillable farm ground, an adjoining landowner could purchase a part of the tract, no other splits of the tract would be permitted
- Tract 5, no further splits
- Tract 6, no further splits

Mr. Vogel, we will proceed with the vote.

Attorney, Larry Thrush, tallied the votes, Variance #2 is approved.

Mr. Vogel then called on Christian Rosen, representing Rosen Farms (Lagro Township) regarding Variance #3. Rosen Farms is seeking a variance from the road setback requirements for a grain bin.

Mike Howard explained that the new 48' diameter bin will replace 2 bins that are 24' in diameter. The bin will not be any closer to the road than the dryer that is already on the property.

Mr. Vogel asked if there were any questions or comments from those in attendance before proceeding with the vote. The votes were tallied by Attorney, Larry Thrush, Variance #3 was approved.

Mr. Vogel then called on Scott Haupert regarding Variance #4. Mr. Haupert is representing Haupert Land Holdings in requesting a variance from the property line setback for a Confined Feeding Operation building.

Plan Director, Mike Howard, confirmed that this would be a replacement building for a building that was damaged in a storm. The IDEM permit is still intact. IDEM has approved the building as it is drawn with the setback being closer than the original structure.

Mr. Vogel asked if the new building will be the same size as the previous structure. Mr. Hauptert stated that the new building will be larger than the previous building. I have waiver letters signed by Mr. Daughtery.

Mr. Vogel asked for any questions or comments before proceeding with the vote.

Mr. Thrush tallied the votes, Variance #4 was approved.

Board members then voted on the request for no screening to be required for the new building.

Mr. Thrush tallied the votes, the screening portion of Variance #4 was approved

Mike Howard presented a change to the Rules of Procedure. The Plan Commission Office has been given the approval by the Plan Commission Board to begin using Certificate of Mailing for notifications in place of Certified, Return Receipt mail. This represents a significant cost saving to the applicants. Certified, Return Receipt mail will still need to be used for notification of a Vacate. The BZA Rules of procedure needs amended to reflect this change.

Mark Milam made the motion to approve the wording changes in the Rules of Procedure. The motion was seconded by Jerry Younce and the change was approved.

Mark Milam asked is there have been any changes to the Wind Energy Conservation System (WECS).

Mike Howard, there have been no changes since the Board expanded on the shadow flicker portion and reduced the decibel level from 45 to 32.

There being no further business Mr. Vogel asked for a motion to adjourn the meeting.

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

Meeting adjourned at 8:30 pm.

Libby Cook
Secretary, Wabash County Board of Zoning Appeals