

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

(260) 563-0661 ext. 1252, 1267 • plandirector@wabashcounty.in.gov

Wabash County Plan Commission Board

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Patty Lengel, Mark Milam, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Meeting Minutes of Thursday, January 4, 2024

Roll call was taken with the following present:

Board Members: Randy Curless, Jeff Dawes, Patty Lengel, Mark Milam, Doug Rice, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Absent: Sam Hann, Christian Rosen

Others present: Joseph Menna, Jennifer Menna, Hanna Otey, Dale Redman, Joe Redman, John Heeter, Louella Krom, Ruth Ann Dyson, Scott Hanes, Sarah Hanes, Donna Harman, Marcella Palmer, Cheryl Ross, Ron McColley, Nicky Burnsworth, Steve Hicks, Jennifer Hicks, Dave Pinney, Randy Myles, Cory Brainard, Kevin Brainard, Pamela Ford, Keith Ford, Scott Siders, Samantha Fox, Cheri Lewis, Amber Lewis, David Blocher, Chris Ponchot, Tami Gibson, Kristie Bone, Alex Downard, Shawn Bucher, Travis Boggs, Melissa Boggs, Jerry Nelson, Jamie Francis, Andrew Rossell. Speaking but not signed in: Josh Petruniw, Mark Frantz

The Wabash County Plan Commission Board met on Thursday, January 4, 2024 in the Commissioners Meeting Room at the Wabash County Courthouse. The meeting was called to order at 7:05 pm by Board Chairman Mr. Randy Curless.

Mr. Curless stated first on the agenda was a review of the minutes from the December 7, 2023 meeting. Ms. Lyons indicated two typographical errors have been corrected. Motion to approve the minutes with those corrections was made by Mr. Vogel, second by Mr. Rice. Roll call vote was taken; motion passed 5-0-2, with Ms. Slee and Mr. Curless abstaining because they were not in attendance at the December meeting.

The Board then opened nominations for a chairman. Mr. Vogel nominated Mr. Curless, second by Ms. Lengel. There being no other nominations made, Mr. Vogel made a motion to close nominations, second by Ms. Lengel. Motion to close passed unanimously. Board proceeded to roll call vote on nomination of Mr. Curless for chairman; passes 7-0. Nominations were opened for co-chairman. Mr. Rice nominated Mr. Milam, second by Mr. Vogel. There being no other nominations made, Ms. Lengel made a motion to close nominations, second by Mr. Vogel. Motion to close passed unanimously. Board proceeded to roll call vote on nomination of Mr. Milam for co-chairman; passes 7-0. Nominations were opened for secretary. Ms. Slee nominated Ms. Lyons, second by Ms. Lengel. There being no further nominations made, Mr. Vogel

made a motion to close nominations, second by Mr. Rice. Motion to close passed unanimously. Board proceeded to roll call vote on nomination of Ms. Lyons for secretary; passes 7-0.

Mr. Curless stated next on the agenda is Special Exception #1, Cory Brainard, for construction of a pond at 971 N 150 W, in Noble Township. Mr. Campbell shared with the board that Mr. Brainard was applying to construct a pond with approximately ½ acre of water surface area. The construction would be completed by Mr. Brainard's brother, Kevin Brainard of Brainard Excavating. The proposed pond received a favorable recommendation from the Drainage Board on December 18, 2023. Mr. Campbell stated he had contacted Cole Wyatt, County Highway Superintendent, who verified he had no issues with the release of water into the roadside ditch. Mr. Campbell added the pond would not require a variance for any setbacks, but would require a deterrent barrier sufficient to minimize vehicle entry since it is located less than 150' from the roadway as indicated by the zoning ordinance. Mr. Curless asked if there were any questions or concerns from board members. There being none, he asked if there were any questions or concerns from members of the public. There being none, he asked for a motion. Mr. Rice made a motion to give a favorable recommendation to the Board of Zoning Appeals for the pond as presented in Special Exception #1, second by Ms. Lengel. Roll call vote was taken; motion passed unanimously. Mr. Campbell reminded Mr. Brainard he would need to attend the Board of Zoning Appeals on January 23.

Mr. Curless stated next on the agenda is Rezone #1, Joseph & Lorraine Redman, with a petition to amend the Zoning Ordinance to change the Zoning District Map in Paw-Paw Twp. Mr. Josh Petruniw, of Downs Tandy & Petruniw, presented to the board on behalf of Redman's. Mr. Petruniw stated the request was to change ground currently zoned A1 to GB to allow for commercial retail. The parcel involved is approximately 3.4 acres and is located at the northeast corner of State Road 15 and State Road 16. The sale of the property is contingent on the rezone. For this project, the owner would be a developer, who would build specific to the end user or tenant's instructions for a multi-year lease. Currently the retailer's name is not being disclosed, but he is permitted to say they are a national retailer that operates in the same space as Dollar General, Family Dollar, those types of retailers. Mr. Petruniw explained that the Redman's are asking the Plan Commission for a favorable recommendation, that could then be taken to the Wabash County Commissioners for a final decision. Mr. Petruniw informed board members they would be receiving a form to record their written findings. In his review of that form prior to the meeting, he felt the form was confusing as it was more appropriate for a variance situation than a rezone. He explained to board members that IC 36-7-4-603 indicates the following criteria to be considered with a rezone request:

1. Comprehensive Plan
2. Current conditions and character and uses of the structures in each district
3. Most desirable use for which land in each district is adapted
4. Conservation of property values throughout the jurisdiction
5. Responsible development and growth

Mr. Petruniw submitted letters and signatures of support the Redman's had collected (*please see attached at the end of the meeting minutes*). Mr. Petruniw then reviewed how this request would fulfill each of the five requirements required for a rezone request.

1. In the past couple years, Wabash County adopted a new comprehensive plan, and has what we know as Imagine One 85. The theme of the plan is to encourage population growth. In support of our position, page 59 addresses strategic growth in the action agenda, stating zoning regulations should align with the recommendations of Imagine One 85 to encourage development, stimulate the local economy, and provide new amenities. We feel we are meeting this by providing a new retailer in the area, allowing citizens access to necessities without having to travel further into Wabash or North Manchester.

2. Currently the land is an agricultural area. The characteristics of it, being at the intersection of two state highways, make it not conducive to residential development. Currently in negotiation to determine if continued ag or retail is best for the current condition and character. In 2019 this request came before the Plan Commission. There was a lot of concern at that time regarding drainage due to a county drain on the property. Plans as proposed would not interfere with that easement or right of way related the drain. As Ms. Slee has shared many times though, until the surveys are done and the ground is being moved you will not know where the tie-ins are located. Obviously, we would work around that. Detention or retention is being planned with the project, so there would be no downstream effect from the development of the property. All plans for the drainage would be reviewed with the state and the drainage board. By the time the plan is complete it will not add any water to the tile. It should decrease the flow from the tile because it will be held in the detention pond and slowly let out.
3. The most desirable use, as some would argue, should be determined by whoever buys it. We have no intentions of not being a good neighbor, and are willing to comply, which is why we are here tonight making our request. Currently, we are not ready for the permit process, but there is an entire team that is responsible to make sure the project is developed in a successful manner.
4. In terms of Property Value consideration, there should be no effect on property value. The sale of the property is being done at market value, and will not push prices down. Mr. Jim Bostwick, real estate professional was introduced.
5. Responsible development and growth, we are following the procedures set forth by Indiana Code, coming to the board, and getting each step completed. Roann has development plans, including a park and such, this development would be done with respect to their development plans.

Mr. Petruniw shared with board members he felt they would hear from a lot of opposition, but asked them to focus on the statutory requirements. He shared that several of the team members are present this evening to help answer questions and concerns. He requested the board allow time at the end for response to the questions and concerns that may be brought up.

Mr. Dawes stated the Drainage Board had concerns regarding private drains on the property. Mr. Andrew Rossell, Engineer, indicated the county drain had been rerouted. Mr. Dawes acknowledged that the county drain had been, but there is also a private drain. He inquired what the plan was to work around that. Ms. Slee explained it runs from the Merrick property across State Road 16 and across the property being discussed. Mr. Petruniw stated he was not aware of that. Mr. Rice stated it appears to be located under the proposed parking lot area in looking at the natural flow. Mr. Rossell stated if they change the drainage path they would have to account for it, that could be done by routing to detention or to the county drain, but that they would need approval from the drainage board prior. Ms. Slee reminded him that would need to be shown on drainage plan.

Mr. Milam asked Mr. Petruniw if he is representing the Redman's as the property owner or the potential business coming in. Mr. Petruniw explained he is representing Redman's, that he does not have a relationship with the business.

Mr. Milam asked if the project would require state approval for driveways since it is located on state roads. Mr. Campbell indicated yes. Mr. Curless asked for verification of the current zoning of the property. Mr. Campbell stated Ag1. Mr. Rice reminded Mr. Petruniw and Mr. Rossell they would have a setback from the county ditch to maintain. Ms. Slee added that based on the plans submitted this evening she felt it would be close, with possibly a little overlap. She continued that she does not foresee the Drainage Board granting any variance from that setback. Mr. Rice asked about the area where the dumpsters are

located. Mr. Rossell stated that area would be fully enclosed. Mr. Dawes inquired if the septic approval had been received from the Health Department. Mr. Petruniw replied it has not been approved yet, but has been designed by the team to be compliant.

Mr. Vogel stated in reviewing the plans, he could see the approximate property lease line is about 52' from the neighbor to the corner of the potential retail building. He inquired about the measurement from the blacktop to the neighbor. Mr. Rossell stated it would be 35'. Mr. Campbell inquired if that 35' was the access point for the parcel being split, which would be landlocked. Mr. Rossell indicated yes.

Mr. Dawes asked for some explanation in the differences between Ag1 and GB zones. Mr. Campbell shared that in Ag1 the Factor Point System would be required and a variance of use would need to be granted for essentially anything outside of ag use. He explained that GB is relatively unlimited for retail and building development standards. Mr. Petruniw added that GB would still be subject to permitted uses for that zone classification. Mr. Dawes asked if a rezone to GB would change the setback requirements on the property. Mr. Campbell shared the development standards for GB from the zoning ordinance, including the setbacks of 105' minimum front setback due to location on state roads, 13' minimum side & rear setbacks for primary and accessory structures, 200' minimum lot width, and 1.5 acres minimum lot area.

Mr. Vogel inquired about safety concerns with traffic at the intersection. Mr. Campbell explained that vision clearance would have to be maintained per the ordinance and that INDOT would make decisions regarding driveways.

Mr. Dawes asked if screening would be required. Mr. Campbell stated per the ordinance landscaping would be required, fencing would be permitted, signs would be permitted. If a Special Exception was required more could be required in terms of screening. It was also noted that the location of the pond as indicated in the plans presented would not require a deterrent. Mr. Rice asked if the dimension for the pond was 30' from the property line based on the plan presented. Mr. Campbell stated he would need to verify that, however, any pond in Wabash County requires a special exception and may require a variance from the ordinance setback requirement.

Mr. Vogel requested information on the dock location for unloading trucks. Mr. Rossell stated it would be at the northeast corner, facing the dumpster. Mr. Petruniw added that they anticipate 1-2 truckloads per week.

Mr. Curless stated the property was zoned Ag1 because the county is trying to protect our ag areas. If this was allowed to come in, it could not interfere with the already approved ag use of the ground in the area. It would be close to an already approved CAFO. With ag use comes dust, smell, flies; however, the ag is already established. Mr. Petruniw responded, stating they understood they would be coming to the nuisance. Mr. Rice asked why this location was selected; understand the highway traffic would be desirable; but felt it might make more sense to locate in Roann. Mr. Petruniw stated this location fits the profile the company has seen a lot of national success with.

Mr. Curless then opened the floor to questions and comments from the public. Mr. Campbell read letters that were received by the Wabash County Plan Commission office. He noted that all letters received were in opposition. Mr. Petruniw requested letters he had collected in supported be read into the record also. Mr. Campbell stated that to be considered the letters needed to be received by the Plan Commission Office prior to the meeting. (Mr. Campbell read the letters and noted a petition in opposition was presented with approximately 120 signatures, please see attachments for those documents.) Mr. Curless

stated he would like to hear both sides, and requested Mr. Petruniw's letters of support also be read into the record. Upon reviewing the letters, it was determined it was the same letter, signed by different citizens. Ms. Lyons read the letter into the record, with Mr. Campbell noting as many signatures as possible. (Please see attachments for those documents.)

Mr. Vogel inquired if the town marshal would patrol the area. Mr. Steve Hicks, Roann Town Marshal, was present and explained he is only to patrol inside the Town of Roann. He added he could respond as a county official, but his primary area is inside the town, with the exception being that he responds with the local volunteer fire department. He stated he felt the proposed location would be a large safety concern. Mr. Hicks and Ms. Jennifer Hicks spoke, stating the local fire department was against the rezone for safety concern as well.

Mr. Joe Menna spoke against the proposed rezone. Mr. Menna stated he moved here from Tennessee two years ago. He purchased a farm and now feels A1 ground is under attack from commercial and business uses. He indicated he has nothing against capital business, but that it has its place – and its place is not on prime farm ground or between homes in ag zoned areas. He shared his experience with a car coming through his house off State Road 15. The number of steps required for this go through should show what a bad idea it is. There are other good, appropriate places for this.

Ms. Melissa Boggs spoke, stating she owns the neighboring property on State Road 16. She has safety concerns with the driveway being so close to her pond. She added they purchased their home because they wanted to live in the country, not because they wanted to live next to a general business.

Ms. Amber Lewis stated she has drainage concerns with the proposed project. There has been damage to tile in the past. The neighbors have worked together to repair and replace. This proposed project would have a negative effect on the drainage for everyone around.

Ms. Cheryl Ross inquired if the rezone to general business is allowed if it would be permanent. She stated she felt general business opens too many possibilities. She added that she would also be concerned about traffic safety at the intersection.

Mr. Joe Redman, the property owner, spoke in favor of the rezone request. He stated that even those letters signed by those out of the area should be given consideration as some of those individuals commute through the area daily.

Ms. Pam Ford stated she would dispute the new retailer. There are several of these similar retailers within a short drive of this proposed location. She indicated she feels the best scenario for the Town of Roann would be to have such a retailer located in town, not at this intersection. She stated the arguments presented indicate the community wants this to remain ag and to preserve property values. She feels even though the developer may pay a premium for the property, that there will be a negative effect for adjoining due to safety issues, light pollution, and noise. She questions if this would be a responsible use of the land.

Ms. Jennifer Hicks stated she has safety concerns with the location; she noted there is property available in the Town of Roann that would be much more suited to a general business. She indicated there is no benefit to the Town of Roann with this location as it would decrease the number of people coming in to Roann. She sees benefit for residents if the business would locate in the town as well as benefit for the business, adding that it would be easier to find employees if located within walking distance of the town.

She shared that those who are in favor did not feel strongly enough about the proposal to share their own thoughts or attend the meeting in person but strictly signed a form letter that was prepared for them. In closing she stated she feels there is nothing more American than our farmers.

Mr. Shawn Bucher spoke, stating that he would like to see something come into Roann rather than a couple miles outside the town. He added that if he would have to drive two miles to get there he would go on into Wabash.

Mr. Curless asked if there were any further questions or comments. There being none, he opened the floor to Mr. Petruniw for his rebuttal. Mr. Petruniw declined. Mr. Dawes verified that the request would also be heard by the Wabash County Commissioners. Mr. Petruniw indicated yes, it would go to the Commissioners with either a favorable recommendation or non-favorable recommendation from the Plan Commission. Mr. Milam asked if there was a time frame for having new legal counsel appointed to the Plan Commission and if the board should proceed without legal counsel. Mr. Campbell stated that as this is only a recommendation, the Plan Commission can proceed without legal counsel present. Mr. Petruniw and Mr. Campbell discussed the Written Findings of Fact, according to the Indiana Code as stated at the beginning of the rezoning hearing. Mr. Petruniw indicated there is some overlap between the Indiana Code and the Written Findings of Fact form being used tonight and a roll call vote would still be taken. Mr. Campbell noted that Mr. Mark Frantz, the Wabash County Commissioners legal counsel, is present but unable to advise tonight on this hearing due to conflict of interest.

Mr. Rice made a motion for a non-favorable recommendation to the Wabash County Commissioners for Rezoning #1 as presented; second by Ms. Slee. Roll call vote was taken; motion passed unanimously.

Mr. Curless then stated next on the agenda is the Town of Lagro requesting approval of a Declaratory Resolution and Plan. Mr. Campbell informed the board this is something they do not see often, because of that he asked some questions of the Wabash County Auditor. The auditor explained to him that she felt comfortable with the work of Mr. Jim Higgins, who had prepared the plan for the Town of Lagro, because he had done similar plans in the county. Mr. Alex Downard introduced himself and explained his connection to Lagro as a resident and his role in implementing the Imagine One 85 Comprehensive Plan. He also introduced Tami Gibson, Kristie Bone, Sam Fox, and Scott Siders, who were all in attendance representing the Lagro Redevelopment Commission. Mr. Downard explained they were asking for approval of the plan because there is currently a lot of momentum in the town, which creates the opportunity to capture tax increment growth. The town would then be able to use those funds to continue growth. Mr. Campbell shared maps of the town, indicating the areas that would be included. Ms. Slee asked if there was a specific name for the district; Mr. Downard responded no, it is being considered the Lagro Redevelopment Area. He noted that funds received from this must be spent in the town limits. Mr. Vogel asked if doing this changed what residents could do to their homes or had an impact on their taxes. Mr. Downard responded no; it would just capture the incremental growth tax. Mr. Vogel then asked if it would impact the county portion. Mr. Downard explained the county would still receive the same portion, the town would receive any increase due to growth, and then could use the funds to help clean up blighted property for example. Mr. Blocher asked if he was understanding properly and gave the following example:

If you owned a lot in the area included in the plan that assessed for \$100,000 and build a \$300,000 home on the lot the new assessment would be \$400,000. The county would retain the tax income for the original \$100,000 and the additional tax income for the \$300,000 would be Lagro's portion.

Mr. Downard indicated that was correct. Mr. Campbell asked if the properties included should all be contiguous. Mr. Downard and Mr. Frantz indicated it is not required. Mr. Vogel asked why they were not taking it all in to the plan. Mr. Siders indicated he would be in favor of doing so; Mr. Downard added that the Redevelopment Commission can add or remove parcels. Ms. Slee stated in the past these have been included on the Beacon GIS maps, and asked if they would like it added when complete. Ms. Bone indicated yes, for transparency reasons they would appreciate it being added. Mr. Vogel verified with Mr. Downard that they had completed all the proper advertising and notifications. Ms. Lengel asked if the plan would have an expiration; Mr. Downard indicated 20 years. Mr. Vogel asked if there were any concerns from the County Commissioners; Mr. Dawes stated no. Ms. Bone added she felt it was an opportunity to make Lagro better. Mr. Curless asked if there were any other questions or comments. There being none, he asked for a motion. Motion to approve the Declaratory Resolution and Plan was made by Mr. Vogel; second by Ms. Slee. Roll call vote was taken; motion passed unanimously. (Resolution document attached.)

Mr. Curless asked for an update on the Curt Arnett Unsafe Premise Order for the property located at 23 W. Branson St in LaFontaine. Mr. Campbell informed the board he had been unable to contact Mr. Arnett by phone and reach out to his son who had been with him at previous meetings, Mr. David Arnett. He indicated Curt was currently at Vernon Manor for care with a broken leg. He shared with Mr. Campbell that the construction crew had left tools and ladders inside the residence, so he feels confident they will return to finish the job. He has worked on the steps going down the basement some and the contractor is still supposed to be working on the exterior steps going to the second floor. Mr. Campbell stated the camper/van had been removed and indicated that he will stay in contact to ensure the work gets completed as agreed upon initially with the Board.

Complaint Update, Mr. Campbell stated:

- He is working on a year-end recap.
- Due to the holiday schedule, he has not had an opportunity to follow up on some yet.
- Two new complaints have been received so far for 2024.
- Ms. Ada Ebert will be expected at the February 2024 meeting to give an update on her Unsafe Premise Order for the property located at 11465 S. State Road 15 in Liberty Township.

Mr. Curless asked if there were any other issues to come before the Board.

- Mr. Jeff Dawes stated Mr. Mark Frantz was in attendance as the County's new attorney. He would like the Plan Commission to consider retaining Mr. Frantz as their legal counsel as well. After some discussion with Mr. Frantz and if it would be advantageous to have separate legal counsel from the County, Mr. Frantz indicated there could be situations where a conflict would arise, and in those situations conflict counsel would have to be hired. Ms. Lengel made a motion to approve Mr. Frantz as Plan Commission and Board of Zoning Appeals legal counsel. Second by Mr. Vogel. Roll call vote was taken; motion passed unanimously.
- Ms. Cheryl Ross asked about the Ag 1 and Ag 2 portion of the zoning ordinance that limits those parcels to one residence. She indicated she has another building on her parcel that could be used a residence and asked if that would be grandfathered in. Mr. Campbell explained it would be and that there is a procedure in place to apply for a temporary residence in those areas for the care of a family member, etc. She stated her concern is that Wabash County has a need for homes, so she is not sure why we would limit to one

per parcel. Mr. Blocher added he feels it was the intention of the ordinance to make sure parcels were sellable in the future because problems could arise with the potential of shared wells and septic systems. Mr. Rice further explained that in many instances there is more protection for a home by putting the mortgage on a smaller parcel of farm ground.

There being no further business, Mr. Curless asked for a motion to adjourn. Motion made by Mr. Vogel; second by Ms. Lengel. Vote taken; motion passed unanimously. Meeting adjourned at 9:26 p.m.

Amanda Lyons
Secretary, Wabash County Plan Commission

(bac)

Brian Campbell

From: Neil Bever <neil@bever.co>
Sent: Thursday, January 4, 2024 10:24 AM
To: Brian Campbell
Subject: Re: [External Email] Property at 15 and 16

I'm not sure if this is the correct place to send this, but I wanted this to be considered at the hearing -

Dear Wabash County Plan Commission,

I am writing to express some concern over the rezoning of the vacant property at the NE Corner of State Road 15 and State Road 16. While I recognize the potential benefits that come with increased commercial options, I wish to bring attention to specific concerns regarding accessibility for local residents, especially those who may face difficulties accessing the store.

Support for Business Competition:

- **Economic Diversification:** The introduction of a new business offers the potential for economic diversification, providing residents with more choices for their shopping needs.
- **Affordability and Convenience:** Affordability and convenience aligns with the preferences of budget-conscious shoppers, contributing to a competitive market.

Accessibility Concerns:

- **Distance-related Challenges:** Placing the store nearly 2 miles outside Roann may create challenges for residents who rely on walking or face difficulties accessing personal vehicles.
- **Potential Isolation:** Concerns arise for those, particularly the elderly or those without reliable transportation, who may experience isolation due to the store's location outside a convenient radius.
- **My concern about accessibility primarily hinges on the possibility that the new business may force local businesses in Roann out of business, limiting options for residents and making access to essential goods more challenging.**

In supporting business competition, it is crucial to ensure that the benefits extend to all members of the community. Therefore, I advocate for a careful evaluation of the potential impact on accessibility, actively involving residents in the decision-making process.

Sincerely,

Neil Bever

On Tue, Jan 2, 2024 at 8:32 AM Brian Campbell <plandirector@wabashcounty.in.gov> wrote:

Neil,

Brian Campbell

From: Barb <bjburdge@gmail.com>
Sent: Wednesday, January 3, 2024 1:08 PM
To: Brian Campbell
Subject: [External Email] Opposition to Redman Proposal

Dear Wabash County Plan Commission,

I am writing to express my opposition to Joseph & Lorraine Redman's proposal to build a retail facility at the intersection of State Roads 15 and 16.

As a resident of Roann with an interest in drawing economic activity into the town, I'm concerned that a store at the proposed location would become the last stop for passersby, who would then have less incentive to venture the extra 2 miles into Roann. It is my understanding that the Redmans are also considering locations closer to or even in Roann. I would much rather see that happen, because then the other merchants in Roann would benefit from the Redmans' customers and vice versa.

I am also concerned about the disruption to the rural neighbors currently living near the 15/16 intersection. Residents in Roann proper would not experience the same level of disruption were the Redmans to build in town.

Thank you for considering my views,

Barb Burdge
5653 N 700 W
Roann, IN 46974
260-402-1496

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Brian Campbell

From: Jennifer Draper <jennifer.draper26@gmail.com>
Sent: Tuesday, January 2, 2024 9:54 PM
To: Brian Campbell
Subject: [External Email] Rezoning at corner of St. Rd. 16&15

Dear Sir,

Since I am not able to attend the public hearing on January 4, 2024, I wanted to email my objection. I am opposed to rezoning the tract of real estate from Ag1 to General Business at the northeast corner of State Rd. 15 and State Rd. 16.

I am concerned about the loss of farm land and how rezoning to General Business will negatively impact the homes and landowners around that area.

Thank you.
Sincerely,
Jenny Draper
Roann, IN

Sent from my iPhone

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Amanda Lyons

From: Amanda Lyons
Sent: Wednesday, January 3, 2024 3:19 PM
To: Matthew Bowman; Brian Campbell
Subject: RE: Matthew Bowman's Letter For the property by 16&15

Thank you for your phone call this afternoon, Matthew. Your email was received and I have printed it for consideration at the meeting tomorrow evening regarding the rezone at State Road 15 & State Road 16. If you have any questions, please feel free to contact the office.



Amanda Lyons

Administrative Assistant
Wabash County Plan Commission

(260) 563-0661 Ext 1252
coplanning@wabashcounty.in.gov

One West Hill Street
Wabash, IN 46992

From: Matthew Bowman <matthew.bowman@viantmedical.com>
Sent: Wednesday, January 3, 2024 3:13 PM
To: Brian Campbell <plandirector@wabashcounty.in.gov>
Cc: Amanda Lyons <coplanning@wabashcounty.in.gov>
Subject: [External Email] Matthew Bowman's Letter For the property by 16&15

Matthew Bowman
Team Lead

VIANT. We're in it for life.

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4545 Kroemer Road, Fort Wayne, Indiana, 46818
www.viantmedical.com

Matthew Bowman
260-388-8537

Property by 16&15

My name is Matthew Bowman, I own the adjacent property northeast of property in question. I don't not want a business being built next to my property. The waterway that runs through my property is already taking on maximum amount of water during spring rains and adding a building with a parking lot will add to amount of water coming onto my property, it will also send trash, oil and any other foreign materials directly into my woods and will eventually end up in the eel river. With having property on 2 highways as it is I currently picking up trash every time I go for a walk, with the business being built to the west of my property prevailing winds will just worsen the issue I already have and will also lower my property value. The intersection where this business is looking to be placed also will increase the traffic, with the current state with how the intersection is setup is dangerous enough trying to turn off or onto highway 16. For these reasons I'm against this property being changed.

Thank you for your consideration.

January 2, 2024

TO: Wabash County Plan Commission

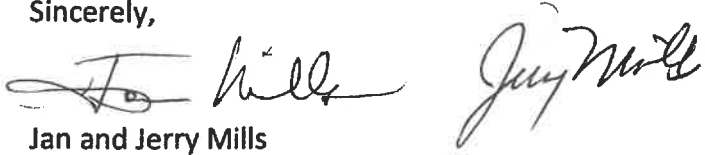
RE: Proposed placement of a Dollar General store on the NE corner of the intersection of State roads 15 & 16, two miles east of Roann, IN.

As citizens and business owners in the community of Roann, my wife Jan and I have several concerns that create serious doubt that the above mentioned location of a Dollar General business would be best for our small but currently thriving town. Those concerns are listed below.

1. The way of life chosen by the 2 adjoining rural property/home owners is being taken away, and possibly a great loss in value of their properties as well.
2. An unavoidable esthetic loss of the rural setting - The intersection currently is a natural farm community setting with a sign/billboard on the SE corner serving as a welcoming gateway to our town, 2 miles west. We feel the attention garnered would be lost with a parking lot, bright lights, and litter across the way.
3. Loss of business/visitors to our proud and historic community. For many travelers this would serve as the 'stretch your legs' stop, causing them to miss the opportunity to find our little hidden gem called Roann.
4. Lack of convenience - It is our understanding that two other locations have been proposed along Indiana 16 virtually in the town itself. Either location would be much more accessible to our citizens, allowing them to walk or bike as an option to hopping into a motorized vehicle.
5. Most important of all is the added traffic danger – The hill crest just south of the intersection already creates a precarious situation for turning north or south onto 15 from 16, or even just crossing. Farm machines, larger vehicles, and trailers being towed onto or across the intersection already present a hazard. I would imagine the added stop and go created by the business would greatly increase the chance of collision, and in the least, create a need for traffic lights, causing more congestion.

For these concerns and others we're sure we've not yet thought of, we really hope not to see a 15 & 16 intersection Dollar General or similar type of business. For those travelers wishing for one, a 10 mile drive further north to Silver Lake or similar distance to Wabash is a few minutes away.

Sincerely,

Handwritten signatures of Jan and Jerry Mills. The signature for Jan Mills is on the left, and the signature for Jerry Mills is on the right.

Jan and Jerry Mills

PO Box 201, 140 W. Walnut St. Roann

Also owners of:

Log Cabin Antiques


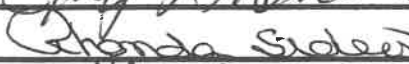
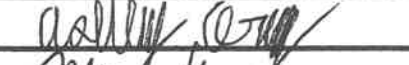
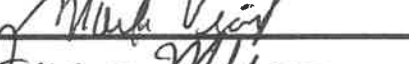




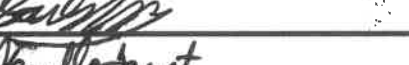

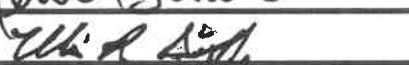





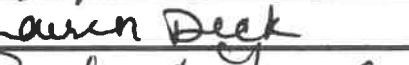


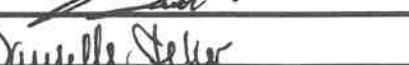




165 N. Chippewa St. Roann

213

Petition Against

Rezoning the Property described as: vacant property at the northeast corner of SR 15 and SR 16, in Paw Paw Township, Wabash County, In. also know as 3.4 acres of the following description: Pt. of the southwest 1/4 section 32-29n-6E, in Paw Paw Township, Wabash County, containing 4.98 acres.

We the people whos name and signature appearing below are against the proposed rezoning as described above.

PRINT NAME	SIGNATURE	Date
Joseph M. Mena		12-30-23
Jennifer L. Menna		12-30-23
Rhonda Siders		12-30-23
Ashley Arney		12-31-23
MARY VIGAR		12-31-23
JASON MOORE		12-31-23
HARVEY HAMILTON		12-31-23
Bridgett Hagen	Bridgett Hagen	12-31-23
William Faust		12-31-23
Carole A. Rizer	CAROLE A-RIZER	12-31-23
Carson Strats		12/31/23
Janelle Faust		12/31/23
KAREN DANIELS		12-31-23
Ellis R. Guss		12-31-23
Dolly E. S. Pinoza		12-31-23
Deishana Mascoso		12-31-23
Keith Merkle		12-31-23
M. Martin		12-31-23
C. Brubaker		12-31-23
Tate Pool		12/31/23
Lauren Beck	Lauren Beck	12/31/23
BARBARA GARRARD		12-31-23
Josh Frost		12-31-23
Max Sculscott		12-31-23
Danyelle Steller	Danyelle Steller	12-31-23
Carly Posseente		12-31-23
Sheresa Zapata		12-31-23
Denver Tule	Denver Tule	12-31-23
Bradessa		12-31-23

Petition Against

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PRINT NAME	SIGNATURE	Date
Roger West	<i>Roger West</i>	12-31-23
Brianne Nicam	<i>Brianne Nicam</i>	12-31-23
Michael Morgan	<i>Michael Morgan</i>	12-31-23
Erant Carandote	<i>Erant Carandote</i>	12-31-23
Michael Stant	<i>Michael Stant</i>	1-1-24
Jody MORCE	<i>Jody Morce</i>	1-1-24
ZAC SCHUELE	<i>Zac Schuele</i>	1-1-24
GREGG SPEICHER	<i>Gregg Speicher</i>	1-1-24
Dale West	<i>Dale West</i>	1-1-24
Geig Hays	<i>Geig Hays</i>	1-1-24
Mike Dison	<i>Mike Dison</i>	1-1-24
Scott Phillips	<i>Scott Phillips</i>	1-1-24
SETH PERKINS	<i>Seth Perkins</i>	1-1-24
Evan Perrett	<i>Evan Perrett</i>	1/1/24
Chris Kron	<i>Chris Kron</i>	1/1/24
Jayana Phillips	<i>Jayana Phillips</i>	1-1-24
Jade Collins	<i>Jade Collins</i>	1-1-24
John Mark John Mark	<i>John Mark</i>	1/Jan 24
Melissa Boggs	<i>Melissa Boggs</i>	1-1-24
Travis Boggs	<i>Travis Boggs</i>	1-1-2024
Arthur Sperry	<i>Arthur Sperry</i>	1-1-2024
Jacob White	<i>Jacob White</i>	1-1-24
Brian Ryan	<i>Brian Ryan</i>	01-01-2024
Donald Collins	<i>Donald Collins</i>	01-01-2024
Robert Kramer	<i>Robert Kramer</i>	01-01-2024
Justin Henry	<i>Justin Henry</i>	01-01-2024
Kenny Hite	<i>Kenny Hite</i>	01-01-2024

Petition Against

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We the people whos name and signature appearing below are against the proposed rezoning as described above.

PRINT NAME	SIGNATURE	Date
JASON DYK		1-1-24
TRAVIS HARMON		1-1-24
Jeremy Stephens		1-1-24
CHRIS MOORE		1-1-24
Leslie D. Thompson		1-1-24
John Nester		1-1-24
Ashton Armfield		1-1-24
Richard Key		1-1-24
Joe Kelly		1-1-24
Zachary Younghead		1-1-24
James Fields		1-1-24
Cody Rutledge		1-1-24
Ben Holler		1-1-24
Skylar Dixon		1-1-24
Madison Boling		1-1-24
Hailey Burton		1-1-24
Justin Mason		1-1-24
David Stone		1-2-24
Taylor Hays		1-2-24
Elizabeth Fields		1-2-24
Delmer Noit		1-2-24
Alex Stephens		1-2-24
Andrew [unclear]		1-2-24
Hunter Krom		1-2-24

Petition Against

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We the people whos name and signature appearing below are against the proposed rezoning as described above.

<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>Date</u>
Date West	Date West	1-2-24
Jane Hughes	Jane Hughes	1-2-24
Aaron Weller	Aaron Weller	1-2-24
Jerod Coleman	Jerod Coleman	1-2-24
Lori Faust	Lori Faust	1-2-24
Amy Lozano	Amy Lozano	1-2-24
Anthony Griffin	Anthony Griffin	1-2-24
RAWDY MUEFF	Randy Mueff	1-2-24
Tom Sanway	Tom Sanway	1-2-24
Ashley Shafer	Ashley Shafer	1-2-24
Donna Swas	Donna Swas	1-2-24
Chad Miller	Chad Miller	1/2/24
Emily Perkins	Emily Perkins	1-2-24
Angela Lee	Angela Lee	1-2-24
Justin Schuller	Justin Schuller	1-2-24
Martin Monce	Martin Monce	1-2-24
April Miller	April Miller	1/3/24
Sue Dyson	Sue Dyson	1-3-24
Mike Layre	Mike Layre	1-3-24
BRIAN ECKELBARGER	Brian Eckelbarger	1-3-24
Michael Dragon	Michael Dragon	1-3-24
Dennis Kedenour	Dennis Kedenour	1-4-24

We, the undersigned, respectfully request that a variance be granted for the placement of a Dollar General store on the NE corner of State Road 15 & State Road 16.

Name	Street Address	City	Phone	Signature
Sarah Redman	1316 Adams St	Wabash	260-909-2373	Sarah Redman
Mariah Peterson	wabash county		260-330-2897	Mariah L. Peterson
Terry Wilson	5153 S. 300 E	Wabash	260/503-4576	Terry Wilson
Dolores Smith	266 Shady Lane Dr	Wabash	260/571-6955	Dolores Smith
Jenny Riterna	1499 E. Baumhower Rd.	Wabash	260-508-0147	Jenny Riterna
Mark Allard	1113 N. Miami St	Wabash	260-528-1822	Mark Allard
Garrod Reed	12600 S. State Rd. 15	North Manchester	260-701-1503	Garrod Reed
Denise Garton	4333 U3000	Wabash	260-571-2892	Denise Garton
Lynn Fager	170 Meadow Dr	Wabash		Lynn Fager
Donald Handover		Wabash	260-330-2967	Donald Handover

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

Dear Commissioners,

I would like to express my support for the zoning change located at the northeast corner of the intersection of State Road 15 and State Road 16 near Roann, IN. Approving this zoning change to commercial would allow the possibility of a commercial use, which could be a convenient location for local residents to shop or conduct business without having to make a trip to Wabash or other communities. Additionally, if a commercial business does locate here, it would certainly bring in additional tax revenue to our community that would otherwise be missed. Overall, I believe this zoning change could greatly benefit everyone in our community.

Sincerely,



Name



Address

4961 N 800 W

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,

 (Corina)

Name

6908 E 900 N Denver, IN 46926

Address

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

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Sincerely,

Melody Holmes

Name

8909 N US 5E, DENVER, IN

Address

46926

December 1, 2023

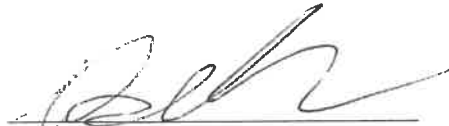
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Sincerely,

A handwritten signature in black ink, appearing to be "Boann", written over a horizontal line.

Name

Boann
Address

December 1, 2023

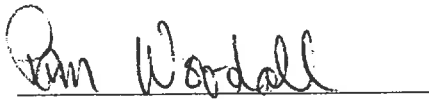
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Suite 205
Wabash, IN 46992

Wabash County Commissioners
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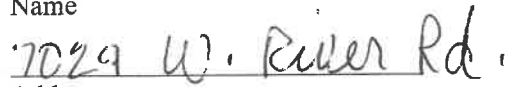
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Sincerely,



Name



Address



December 1, 2023

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One West Hill Street
Suite 205
Wabash, IN 46992

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Sincerely,


Name

Warren
Address

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

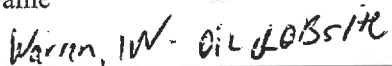
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Sincerely,



Name



Address

December 1, 2023

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One West Hill Street
Suite 205
Wabash, IN 46992

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One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

4613 W 550 N
Address Wabash, IN 46992

December 1, 2023

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Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,

Melissa Martin

Name

6889 W 530 N Wabash

Address

December 1, 2023

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Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

12-30-23

Address

7745 W 500th
Plover IN

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

7745 W 500th

Address Denver, In.

December 1, 2023

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Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
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Sincerely,

Eula Bradford

Name

7321 700 N Roann 46992

Address

December 1, 2023

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One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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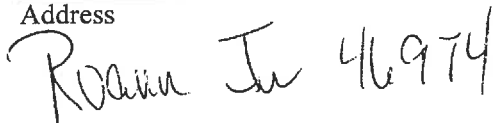
Sincerely,



Name



Address



December 1, 2023

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Suite 205
Wabash, IN 46992

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Sincerely,



Name



Address

December 1, 2023

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Wabash, IN 46992

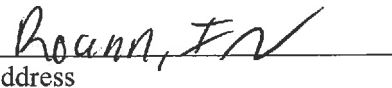
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Sincerely,


Name


Address

December 1, 2023

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Wabash, IN 46992

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Sincerely,

Todd E. Vignar

Name

3631 W. 700 N. Roann Ind 46974

Address

December 1, 2023

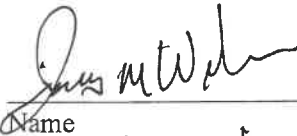
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Sincerely,



Name

6041 E 800 N Danon IN 46926

Address

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
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Sincerely,

Royal E Smith

Name

7827-N PawPaw Pike

Address *Denver 46996*

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

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Suite 102
Wabash, IN 46992

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Sincerely,

William C Fournier

Name

6080 E 800 N Deventer *46926*

Address

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

Dear Commissioners,

I would like to express my support for the zoning change located at the northeast corner of the intersection of State Road 15 and State Road 16 near Roann, IN. Approving this zoning change to commercial would allow the possibility of a commercial use, which could be a convenient location for local residents to shop or conduct business without having to make a trip to Wabash or other communities. Additionally, if a commercial business does locate here, it would certainly bring in additional tax revenue to our community that would otherwise be missed. Overall, I believe this zoning change could greatly benefit everyone in our community.

Sincerely,



Name

6065 E 800 N Denver, IN 46926

Address

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

7619 W 400N Wabash

Address

December 1, 2023

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Wabash, IN 46992

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One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,

Laura J Powell

Name

378 Sherman St

Address

Wabash

December 1, 2023

Wabash County Plan Commission
One West Hill Street
Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

Peru IN

Address

December 1, 2023

Wabash County Plan Commission
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Suite 205
Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely,



Name

7906 N Paw Paw Pike
Address

December 1, 2023

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Wabash, IN 46992

Wabash County Commissioners
One West Hill Street
Suite 102
Wabash, IN 46992

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Sincerely, .



Name



Address

**WABASH COUNTY PLAN COMMISSION
CERTIFICATION TO THE BOARD OF COMMISSIONERS
OF RECOMMENDATION CONCERNING AMENDMENT**

THE Wabash County Plan Commission, having fully considered the attached proposed amendment to the Wabash County Zoning Ordinance, and having conducted a public hearing as required by law, hereby certifies to the Board of Commissioners of Wabash County, Indiana its **Non-favorable** recommendation for passage of said ordinance.

So certified this 4th day of January, 2024

WABASH COUNTY PLAN COMMISSION

Randall Curless
CHAIRMAN

Amanda Lyons
SECRETARY

WABASH COUNTY PLAN COMMISSION

Wabash County Court House
One West Hill Street, Suite 101
Wabash, IN 46792
Telephone: 260-361-0661 (ATTN: 225)
Fax: 260-361-1011

PETITION TO AMEND THE ZONING ORDINANCE

PLAN COMMISSION DOCKET NUMBER

Rezoning #1

NOTICE

This petition must be typewritten, accompanied by the information specified on the reverse hereof, and filed by the owners of at least fifty (50) percent of the real estate in the area involved in this petition at least fifteen (15) days prior to the date of the public hearing by the Plan Commission.

Date filed with City Clerk (County Auditor)

12-19-2023

Date received by the Plan Commission

12/6/2023

Petitioner:

Joseph & Lorraine Redman

Petitioner Address:

6047 E-800 N, Denver, IN 46926

Petitioner phone:

X 757-817-4288

Names of Owners:

Joseph & Lorraine Redman

(Attach list of owners, if necessary)

Change in the Zoning Ordinance Text

Change in the Zoning District Map

Described complete as follows:

3.4 acres of the the following description: Part of

south west 1/4 of Section 32, Township 29N, Range 6E, Paw Paw Town,

Wabash County; containing 4.98 acres.

The above information and attached exhibits, to the best of my knowledge and belief, are correct.

Petitioner:

Joseph & Lorraine Redman

State of Indiana, County of

Wabash

ss:

Subscribed and sworn to before me this

5

day of

December

Signed Notary Public:

Michael Priddy

My commission Expires:

3-26-29



WABASH COUNTY PLAN COMMISSION

Page 1 of 2

County Courthouse Annex

One West Fifth Street
Wabash, Indiana

Telephone: 560-561-0000 (Ext. 312)

Fax: 560-561-1152

**PETITION TO AMEND THE ZONING ORDINANCE
INSTRUCTIONS - READ CAREFULLY**

The following information must be filed with this Petition:

If a zoning of land is petitioned:

- 1. Submit a plat of the area included in this Petition and the abutting area within Six Hundred (600) feet showing the uses of land, by lot parcel, within the total area.
- 2. Submit a plot plan in duplicate for the subject area showing lot or parcel property lines, existing structures, the property proposed location of structures, right-of-way lines for streets, alleys and other rights-of-way, and proposals for sewage disposal systems.
- 3. Submit plans for proposed structures including floor plans and elevations.
- 4. Additional information as may be required by the Plan Commission, to be submitted with the petition or presented at public hearing.

Public Notice

A public hearing, prescribed by law, requires legal advertisement in a newspaper of general circulation in the Wabash Plain Dealer at least ten (10) days prior to the date for a hearing. The PETITIONER shall also serve notice to owners of property within 500 feet of the area proposed for rezoning at least ten (10) days prior to the public hearing by registered mail or by personal contact in which latter case the signature of the property owner is required on the petition. Before this petition can be called at the public hearing, an affidavit must be filed by the Petitioner stating that all necessary notices have been served as required hereinabove.

Proper Form Petition

The rules of procedure of the Plan Commission require all petitions for change of zoning to be prepared on forms furnished by the Commission. Until this is done, all other communication will be treated as a notice to petition, and will not be placed upon the hearing docket.

**ORDER OF THE WABASH COUNTY AREA PLAN COMMISSION
DETERMINING THAT A DECLARATORY RESOLUTION
APPROVED AND ADOPTED BY THE
LAGRO REDEVELOPMENT COMMISSION CONFORMS
TO THE PLAN OF DEVELOPMENT FOR LAGRO AND APPROVING THAT
RESOLUTION
(Lagro Residential Housing Development Program)**

WHEREAS, the Town of Lagro Department of Redevelopment (“Commission”) pursuant to Indiana Code 36-7-14 et. seq, as amended (the “Act”), adopted a declaratory resolution (Resolution No. 2023-__) on December 12, 2023 (“Declaratory Resolution”) establishing a residential housing development program (“Program”) pursuant to Section 53 of the Act, creating an allocation area coterminous with the boundaries of the Program (“Area”) and adopting the Lagro Housing Development Program Plan (“Plan”) for the Area; and

WHEREAS, the Commission has submitted the Declaratory Resolution and the Plan to the Wabash County Area Plan Commission (“Plan Commission”) for approval pursuant to the provisions of Section 16 of the Act, which Declaratory Resolution and Plan are attached hereto collectively as Exhibit A and made a part hereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the Plan and determined that they conform to the plan of development for the Town of Lagro, Indiana, and now desires to approve the Declaratory Resolution and the Plan; and

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT ORDERED by the Plan Commission as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the Plan conform to the comprehensive plan of development for the Town of Lagro, Indiana.

2. The Declaratory Resolution and the Plan for the Program are hereby approved.


3. The Area is hereby approved, and a new allocation fund to be called the Lagro Residential Fund Area” shall be established following the approval of the confirming resolution of the Program by the Commission.

4. This order hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan for the Program pursuant to Section 16 of the Act.

5. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan for the Program with the minutes for this meeting.

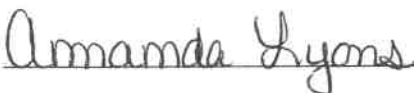
Approved by the Wabash County Area Plan Commission, this 4th day of January 2024.

Wabash County Area Plan Commission



_____, President

ATTEST:



_____, Secretary

Exhibit A
Declaratory Resolution and Plan

See attached.

RESOLUTION NO. 2023- 1

**DECLARATORY RESOLUTION OF THE TOWN OF LAGRO, INDIANA,
DEPARTMENT OF REDEVELOPMENT FOR THE LAGRO RESIDENTIAL HOUSING
DEVELOPMENT PROGRAM**

WHEREAS, the Town of Lagro, Indiana, Department of Redevelopment, also known as the Lagro Redevelopment Commission (the "Commission") located in the Town of Lagro, Indiana ("Town") has investigated, studied, and surveyed housing development areas within the corporate boundaries of the Town; and

WHEREAS, as a result of such investigations, studies and surveys, the Commission has determined that an area located in the Town requires the establishment of a residential housing development program (the "Program") pursuant to I.C. 36-7-14 and I.C. 36-7-25 (collectively, "Act"), and the creation of allocation area, collectively, coterminous with the boundaries of the Program (the "Area" or "Allocation Area"), in order to fund local public improvements that will support the proposed redevelopment plan; and

WHEREAS, the Commission has prepared the "Lagro Residential Housing Development Program Plan" dated December 12, 2023 ("Plan") for the Area (as hereinafter defined), which Plan is attached hereto, the substance and findings of which are incorporated by reference into this resolution and made a part hereof; and

WHEREAS, the Commission has determined that implementation of the Program will support both the construction of needed public improvements and the development of new single-family homes, and that the public health, safety and welfare will be benefited by the redevelopment of the Area under the Program pursuant to the Act; and

WHEREAS, the Plan contains factual findings in support of the findings contained in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF LAGRO, DEPARTMENT OF REDEVELOPMENT THAT:

- (1) The foregoing recitals are made a part of this resolution as if fully set forth herein.
- (2) The land located within the boundaries described in Appendix A of the Plan constitutes the land comprising of the Area in the Program, which Plan is attached hereto as Exhibit "A."
- (3) Pursuant to IC 36-7-14-55, the Commission hereby finds that the Program meets the required statutory findings for establishment of a residential housing development program, as follows:

- b. The accomplishment of the Plan will be a public utility and benefit as measured by:
 - i. The provision of adequate residential housing.
 - ii. An increase in the property tax base.
 - iii. Other similar public benefits.
- c. The Plan for the Area conforms to other development and redevelopment plans for the town (for example, the comprehensive plan of the Town). As stated herein, there are several objectives of the comprehensive plan of the Town, which are directly addressed by the implementation of this Plan.

(4) The Plan is hereby approved, subject to any amendments made by the Commission in a resolution either confirming or amending and confirming this resolution.

(5) In accordance with IC 36-7-14-39(a), IC 36-7-14-39(b), and IC 36-7-14-56, all of the Area included in the boundary description of the Program, as found in the Plan and amended from time to time, qualifies for the allocation and distribution of property taxes provided by IC 36-7-14-56.

(6) The adoption of the allocation provision in this resolution will result in the creation of new property taxes in the Allocation Area that would not have been generated but for the adoption of the allocation provision.

(7) In accordance with IC 36-7-14-56(b), "base assessed value" shall mean the net assessed value of all the property, other than personal property, as finally determined for the assessment date immediately preceding the effective date of the allocation provision, as adjusted under IC 36-7-14-39(h).

(8) In accordance with IC 36-7-14-39(b), following the date of adoption of a resolution confirming the establishment of the Program and the Area, any property taxes levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Area shall be allocated and distributed as follows:

- a. Except as otherwise providing this Section 8, the proceeds of the property taxes attributable to the lessor of:
 - i. The assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or

- ii. The base assessed value shall be allocated to and, when collected, paid into the funds of the respective taxing units.
- b. The excess of the proceeds of the property taxes imposed for the assessment date with respect to which the allocation and distribution is made that are attributable to taxes imposed after being approved by the voters in a referendum or local public question conducted after April 30, 2010, not otherwise included in subsection (a) shall be allocated to and, when collected, paid into the funds of the taxing unit for which the referendum or local public question was conducted.
- c. Except as otherwise provided in this Section 8, property tax proceeds in excess of those described in subsections (a) and (b) shall be allocated to the Commission and, when collected, paid into the allocation fund established for the Area that may be used only for purposes related to the accomplishment of the purposes of the Program, including, but not limited to:
 - i. Construct any infrastructure (including streets, roads, and sidewalks) or local public improvements in, serving, or benefiting the Area.
 - ii. Acquire real property and interests in real property for rehabilitation purposes within the Area.
 - iii. Prepare real property in anticipation of development of the real property within the Area.
 - iv. Pay the principal of and interest on bonds or any other obligations payable from allocated tax proceeds in the Area that are incurred by the Commission for the purpose of financing or refinancing the program established under IC 36-7-14-53 for the Area.
 - v. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Area.
 - vi. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Area and from the special tax levied under IC 36-7-14-27, if applicable.

located in or physically connected to the Area.

viii. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Area.

ix. Make payments on leases payable from allocated tax proceeds in the Allocation Area under IC 36-7-14-25.2.

d. The allocation funds shall not be used for operating expenses of the Commission.

(9) The presiding officer of the Commission is hereby authorized and directed to submit this resolution and the Plan to the public body charged with the duty of developing a general plan for the Town ("Wabash County Area Plan Commission" or "Plan Commission") for its approval.

(10) The Commission also directs the presiding officer, after receipt of the written order of the approval of the Plan Commission which has been approved by the Town Council for the Town of Lagro, Indiana, to publish notice of the adoption and substance of this resolution in accordance with I.C. 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Park Board, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed action to be taken and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under I.C. 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Area.

(11) The Commission further directs the presiding officer to submit this resolution to the Town Council for the Town of Lagro, Indiana, for its approval of the resolution and Plan.

(12) Following receipt of the Town Council's written approving order, the Commission has publish notice of the adoption and substance of this resolution together with notice of a public hearing to be held by the Commission in accordance with IC 5-3-1, IC 36-7-14-17(a), IC 36-7-14-17(b), and IC 36-7-14-53(b) and shall mail the notices required by IC 36-7-14-17(c). The Commission shall then hold a public hearing at the time, place, and manner described therein.

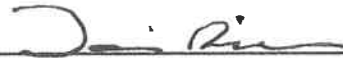
(13) Following the public hearing, the Commission shall adopt an order confirming the establishment of the Program in the Area. The Commission will cause copies of the Plan and the relevant resolutions to be filed with the Indiana Department of Local Government Finance (the "DLGF") and obtain a written certification of the Plan from the DLGF prior to and as a condition of the Commission's written order confirming establishment of the Program in the Area.

(14) The Program in the Area shall terminate not later than twenty (20) after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Program.

Adopted and effective this 12th day of December 2023.

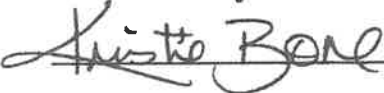
TOWN OF LAGRO, INDIANA DEPARTMENT
OF REDEVELOPMENT











ATTEST:



EXHIBIT "A"
Redevelopment Plan

**REDEVELOPMENT PLAN FOR THE
LAGRO RESIDENTIAL HOUSING DEVELOPMENT PROGRAM**

TOWN OF LAGRO REDEVELOPMENT COMMISSION

Purpose and Introduction

This document is the redevelopment plan (the "Plan") for the Lagro Residential Housing Development Program (the "Program") for the Town of Lagro, Indiana ("Town"). This Plan is intended for approval by the Town Council of the Town, the Wabash County Area Plan Commission, and the Town of Lagro Redevelopment Commission ("Commission") in compliance with Indiana Code 36-7-14 *et seq.*

Objectives

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the Town; increase the economic well-being of the Town and the State of Indiana; serve to protect and increase property values in the Town and the State of Indiana; and attract new residential housing development or the renovation of existing residential housing in the Town and the State of Indiana. The Plan is designed to (i) position the Program for residential development similar in character to those in the surrounding area of the Town, (ii) provide for local public improvements in, serving or benefiting the Program Area, (iii) attract new residents to the area, (iv) increase the property tax base, and (v) promote and provide for adequate residential housing development and opportunities for residential housing in the Town and Program Area. To accomplish these objectives, it will require: (1) the creation of a Residential Housing Development Program, as that term is defined in IC 36-7-14-53, encompassing the Program; and (2) the creation of a tax allocation area, as that term is defined in IC 36-7-14-39, coterminous with the Program Area.

Description of Program Area(s)

The "Program Area" are depicted on the map attached to the Declaratory Resolution of which this Plan is a part as Exhibit C, and are located as follows:

"The Program Area is located in the central part of the Town of Lagro, Indiana just South of the railroad tracks and to the due North of the Wabash River with a few parcels located North of State Road 524 and consists of the parcels listed in Exhibit C. The Program Area is approximately 230 total parcels."

General Projects, Improvements, and Uses of Funds

Tax increment revenues from Allocation Area or other sources of funds available to the Commission may be used to:

1. Finance the cost of infrastructure improvements in or serving Allocation Area (as well as demolition in serving or benefiting the Allocation Area), including without limitation, (i) construction of any infrastructure (including streets, roads, and sidewalks) or local public improvements in, serving, or benefiting a residential housing development projects; (ii) acquisition of real property and interests in real property for rehabilitation purposes within the Allocation Area; (iii) preparation of real property in anticipation of development of the real property within the Allocation Area; (iv) transportation enhancement projects including, without limitation, curbs, gutters, shoulders, street paving and construction, bridge improvements, rail crossings and spur track improvements, sidewalk and multiuse pathway improvements, street lighting, traffic signals, signage, parking lot improvements, and site improvements including landscape buffers; (v) utility infrastructure projects

including, without limitation, utility relocation, water lines, water wells, water towers, lift stations, waste water lines, storm water lines, retention ponds, ditches, and storm water basin improvements; and (vi) all projects related to any of the foregoing projects and all other purposes permitted by law. Although the precise nature of infrastructure that may be necessary to attract and retain prospective redevelopment and economic development opportunities in Allocation Area cannot be predicted with certainty, the availability of adequate infrastructure is fundamental in attracting and retaining such opportunities in the Allocation Area.

2. Pay the principal of and interest on bonds or any other obligations payable from allocated tax proceeds in the Allocation Area that are incurred by the Commission for the purpose of financing or refinancing the program established under IC 36-7-14-53 for the Allocation Area.
3. Establish, augment, or restore the debt service reserve for bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
4. Pay the principal of and interest on bonds payable from allocated tax proceeds in the Allocation Area and from the special tax levied under IC 36-7-14-27, if applicable.
5. Pay the principal of and interest on bonds issued by the unit to pay for local public improvements that are physically located in or physically connected to the Allocation Area.
6. Pay premiums on the redemption before maturity of bonds payable solely or in part from allocated tax proceeds in the Allocation Area.
7. Make payments on leases payable from allocated tax proceeds in the Allocation Area under IC 36-7-14-25.2.
8. Reimburse the unit for expenditures made by the unit for local public improvements (which includes buildings, parking facilities, and other items described in IC 36-7-14-25.1(a)) that are physically located in or physically connected to the Allocation Area.

The above list only includes a limited number of initial projects for the Program Area. Additional projects for the Program Areas may be pursued in the future as deemed necessary by the Commission.

Expected Projects

In addition to the General Projects, Improvements, and Uses of Funds outlined above the following are projects expected to be undertaken to accomplish the goals of this Plan. All projects for the Program Area are in, serving or benefiting the Program Area. The following projects ("Projects") may be constructed in connection with the economic and residential housing development of the Program Area:

1. *Road Improvements* - Road improvements may be constructed to ensure safe, reliable, efficient, and reasonable access to the Program Area. The costs of such improvements may include design work, land clearing costs, asphalt and/or concrete paving, curb design & construction, lighting, surveys, traffic signals, traffic studies and such other costs as may be related to the development of the roads.
2. *Utility Infrastructure Improvements* - Utility improvements may be constructed in and around the Program Area to assure the provision of adequate utility services to the Program Area. The costs of such improvements may include any necessary design costs, construction of mains, storm sewers, waterworks, sewage works, electric & gas facilities, utility relocation costs and any such other costs related to the provision of utility services to the Program Area.
3. *Park Improvements* - Park improvements may be constructed in and around the area to ensure adequate access to park facilities to serve the Program Area. The

costs of such improvements may include any necessary design costs, equipment costs, earth moving, trail construction and related park improvements.

4. *Public Safety Improvements* – Public safety improvements may be constructed in and around the Program Area to assure the provision of reasonable and appropriate public safety services to the Program Area. The costs of such improvements may include public safety facilities, equipment, and other costs necessary to provide adequate public safety for the Program Area.
5. *Economic Development & Government Facility Projects* – Economic development and government facility projects which constitute local public improvements and are capital projects may be acquired and/or constructed to foster and encourage the orderly economic and residential development of the Program Area.

The total estimated costs of the Projects outlined above have not been fully determined at this point in time but could be between \$100,000 and \$1,500,000. The Commission anticipates that the eventual undertaking or construction of the Projects will encourage economic and residential development in the Program Area.

Benefits of Projects

The Projects are anticipated to facilitate opportunities for more residential housing within the Program Area and Town and the growth and diversification of the property tax base, including additional investment in the Program Area from potential development in the estimated amount ranging from \$100,000 to \$2,000,000 in the next five (5) to eight (8) years. This additional investment is anticipated to result in additional residential housing and employment opportunities in the Program Areas while preserving and enhancing existing housing and employment in the Program Area. Substantial increased development in the Program Area is anticipated based upon these and other improvements contemplated for the Program Area.

Acquisition of Property

The Commission has no present plans to acquire any interests in real property. The Commission shall follow the procedures in Indiana Code 36-7-14-19 in any current or future acquisition of property. The Commission may not exercise the power of eminent domain in the Program Area and will take no action with respect to acquiring residential areas or otherwise relocating any residences.

Procedures with respect to the Projects

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of all interests in land in the Program Area. All contracts for material or labor in the accomplishment of the Projects by the Commission shall be let under Indiana Code 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the Town to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or Town department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approvals, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has

obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Notwithstanding the foregoing, the Commission may cause the Projects to be constructed in accordance with and financed through the Town pursuant to the terms of Indiana Code 36-7-11.9 and -12, as amended, or through the Town of Lagro Redevelopment Authority pursuant to Indiana Code 36-7-14.5, as amended.

Disposal of Property

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars (\$10,000), the second appraisal may be made by a qualified employee of the Commission. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with Indiana Code 5-3-1. The Commission will follow the procedures of Indiana Code 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects

It is the intention of the Commission to finance the Projects by one of, or a combination of, the following methods:

(A) Financing the Projects on an ongoing basis from any available ad valorem property taxes allocated under Indiana Code 36-7-14-39, Indiana Code 36-7-14-56, or other funds available for such purpose.

(B) Issuing bonds payable from ad valorem property taxes allocated under Indiana Code 36-7-14-39 or Indiana Code 36-7-14-56 in order to raise money for property acquisition and completion of the Projects in, serving or benefiting the Program Area. The amount of these bonds may not exceed the total, as estimated by the Commission, of all expenses reasonably incurred in connection with the Projects, including:

(1) The total cost of all land, rights-of-way, and other property to be acquired and developed;

(2) All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

(3) Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

(4) Expenses that the Commission is required or permitted to pay under Indiana Code 8-23-17.

In the issuance of bonds, the Commission will comply with Indiana Code 36-7-14-25.1. Any such bonds to finance the costs of the Projects may also be payable from a levy of a special benefits tax on all taxable property in the redevelopment district pursuant to Indiana Code 36-7-14-27 or other funds pledged to the Commission by the Town for such purpose pursuant to Indiana Code 36-7-14-25.5 (such as local income tax revenues or motor vehicle highway taxes).

C) As an alternative to the issuance of bonds or in conjunction with it, the Commission may (i) enter into a lease of any property that could be financed with the proceeds of bonds under Indiana Code 36-7-14, such being subject to the provisions of Indiana Code 36-7-14-25.2 and Indiana Code 36-7-14-25.3, including a lease with a redevelopment authority under Indiana Code 36-7-14.5 (with such lease rentals payable from the sources described in B above) or (ii) pledge any available incremental ad valorem property taxes allocated under Indiana Code 36-7-14-39(b)(2)(D), Indiana Code 36-7-14-56, and Indiana Code 5-1-14-4 to the payment of bonds issued

by the Town, including bonds issued by the Town pursuant to the provisions of Indiana Code 36-7-11.9 and -12, as amended (the "EDC Act"), to finance the costs of the Projects.

D) All or a portion of the Projects may be financed by any funds available to the Commission as provided from other entities interested in providing financing for the Projects.

The Commission anticipates that a substantial portion of the Projects will be financed pursuant to the EDC Act as described in paragraph (C) above through a pledge of available incremental ad valorem property taxes allocated under Indiana Code 36-7-14-39 and Indiana Code 36-7-14-56 by the Commission to the payment of bonds issued by the Town.

Allocation Areas

Each of the identified Program Area shall constitute a separate and distinct allocation area as defined in Indiana Code 36-7-14-39 and Indiana Code 36-7-14-56 ("Allocation Area"). Any property taxes levied on or after the effective date of the Declaratory Resolution of which this Plan is a part by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Allocation Area shall be allocated and distributed in accordance with Indiana Code 36-7-14-39, as modified by Indiana Code 36-7-14-56, or any applicable successor provision. This allocation provision as it pertains to residential increment capture, shall expire no later than twenty (20) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues from the Allocation Area.

Amendment of the Plan

The Commission may amend the Plan by following the procedures set forth in Indiana Code 36-7-14-15 through 17.5.

Statutory Findings of Fact

Pursuant to IC 36-7-14-53, the Commission has investigated and gathered input sufficient to find that:

As required by Indiana Statute, the Commission may create the Program in the Program Area pursuant to I.C. 36-7-14-55 upon finding that it satisfies the statutory criteria as follows:

1. The public health and welfare will be benefited by accomplishment of the Program.

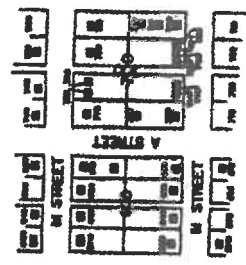
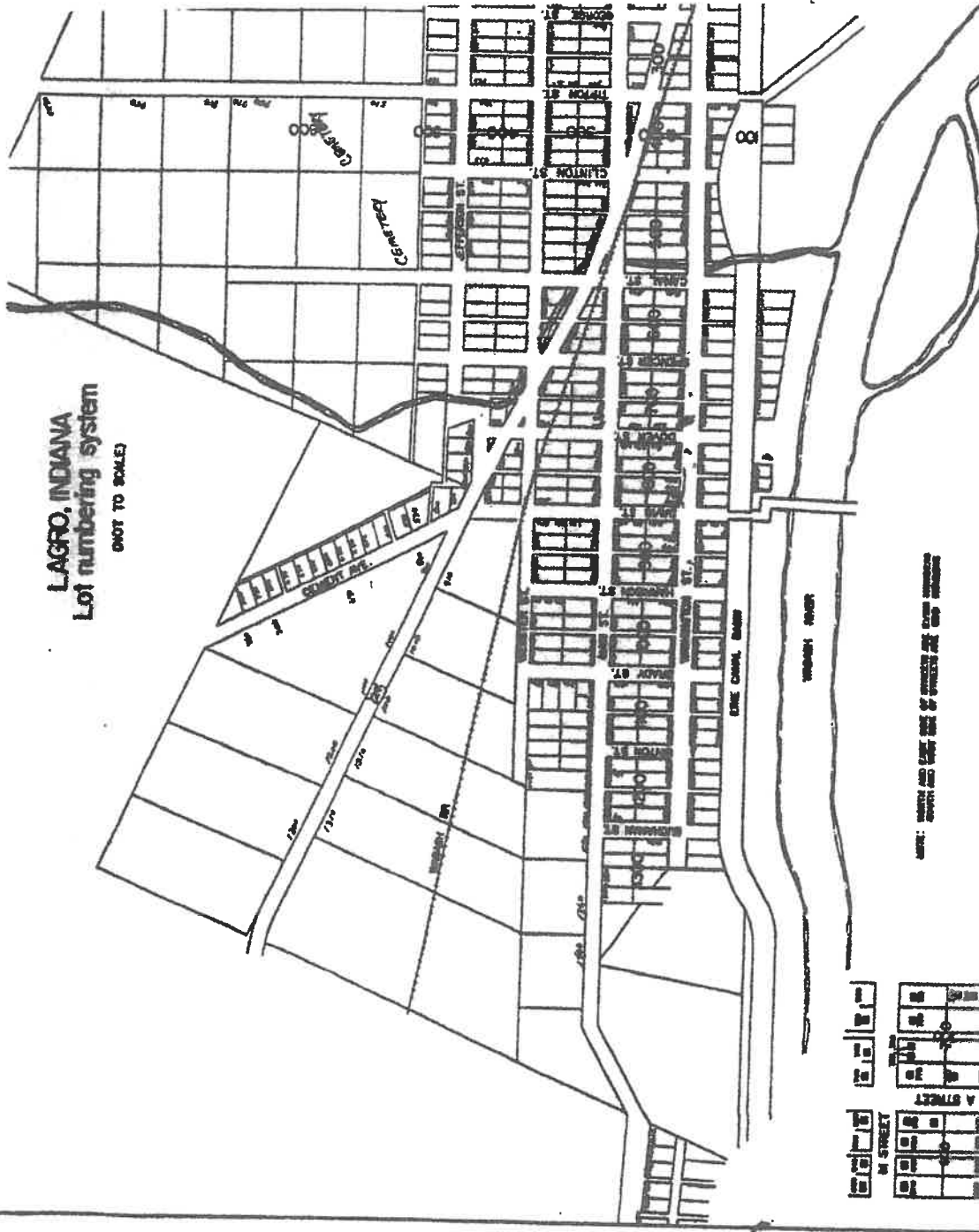
Development and redevelopment of the areas included in the Program Areas will be benefited by the creation of housing options for a diversity of household types, age groups, and income levels.

2. The accomplishment of the Plan will be a public utility and benefit as measured by:
 - a. The provision of adequate residential housing.
 - b. An increase in the property tax base.
 - c. Other similar public benefits.
3. The Plan for the Program Area conforms to other development and redevelopment plans for the Town (for example, the Comprehensive Plan). As stated herein, there are several objectives of the Comprehensive Plan, which are directly addressed by the implementation of this Plan.

The Plan cannot be achieved without development of currently limited infrastructure within the Program Areas. Without infrastructure already being in place, it is not feasible that private enterprise would make the necessary investments to achieve the goals of the Plan. In addition, because of the Town's small population, its relatively low business tax base, and its limited government and utility workforce, the Town lacks the capacity to implement the Plan without the powers of the Commission.

EXHIBIT "B"
Map

LAGRO, INDIANA
Lot numbering system
(NOT TO SCALE)



NOTE: NORTH AND EAST SIDES OF STREETS ARE ODD NUMBERS
 SOUTH AND WEST SIDES OF STREETS ARE EVEN NUMBERS

WILLIAM L. GIBSON & ASSOCIATES, INC.
 ENGINEERS - ARCHITECTS - PLANNERS
 ONE NORTH WASHINGTON STREET
 PORT WASHINGTON, INDIANA

ER.B. D.R. 6-12-4

EXHIBIT "C"
List of Parcels

Real	85-11-34-202-060.000-004	Unknown Rr	TIPTON ST
Real	85-11-34-202-037.000-004	Montgomery, Phyllis	300 Tipton St
Real	85-11-34-202-024.000-004	Richardson, Melvoin L & Rhonda R I/E	360 Tipton St
Real	85-11-34-202-025.000-004	Sinclair, Stormie & Kaelea	340 Tipton St
Real	85-11-34-202-085.000-004	Case, Steven D	110 Tipton St
Real	85-11-34-101-006.000-004	Moore, Gregory A & Susan J Rager Moore	CEMENT AVENUE
Real	85-11-34-101-007.000-004	Moore, Gregory A & Susan J Rager Moore	CEMENT AVE
Real	85-11-34-101-008.000-004	Moore, Gregory A & Susan J Rager Moore	CEMENT AVE
Real	85-11-34-102-001.000-004	Moore, Gregory A & Susan J Rager Moore	CEMENT AV
Real	85-11-34-102-002.000-004	Strickler, Kevin D & Diane K	670 Cement Ave
Real	85-11-34-102-004.000-004	Todd, Charles D Jr & Sherry	660 CEMENT
Real	85-11-34-102-006.000-004	Justice, Debra J	750 Cement Ave
Real	85-11-34-102-009.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Real	85-11-34-102-010.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Real	85-11-34-102-011.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Real	85-11-34-102-014.000-004	Todd, Charles D III	570 Cement Ave
Real	85-11-34-102-015.000-004	Todd, Charles D Jr & Sherry	500 Cement Ave
Real	85-11-34-102-020.000-004	Todd, Charles D Jr & Sherry	REAR OF CEMENT STATE
Real	85-11-34-102-021.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Mobl	85-404-00017-00	Curtess, James L	720 Cement Ave
Real	85-11-34-102-028.000-004	Siders, Duane L & Carole A	640 Cement Ave
Real	85-11-34-102-029.000-004	Burnsworth, Brady J	540 Cement Ave
Real	85-11-34-101-004.000-004	Curlless, James L	720 Cement Ave
Real	85-11-34-102-025.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Real	85-11-34-102-032.000-004	Todd, Charles D Jr & Sherry	CEMENT AVE
Real	85-11-34-102-037.000-004	Burnsworth, Bill J Jr & Nicky B	CEMENT AVE
Real	85-11-34-104-006.000-004	Newsom, Hays & Rosie	WEBSTER
Real	85-11-34-104-001.000-004	Lagro Canal Foundation, Inc.	1136 WEBSTER ST
Real	85-11-34-104-018.000-004	Watson, David L; Daniel, Andrew L	1050 Webster St
Real	85-11-34-104-017.000-004	Lagro United Methodist Church Inc	WEBSTER ST
Real	85-11-34-104-022.000-004	Larsen, Jonathan	950 Webster St

Real	85-11-34-203-002.000-004	Gressley, Tony R	930 Main St
Real	85-11-34-203-003.000-004	Potter John Francis & Jodie Ann Cohen-potter Potter Family Trust	910 MAIN ST
Real	85-11-34-203-005.000-004	Grisee, Clarence	870 Main St
Real	85-11-34-203-007.000-004	Bethe Mack Investment Services Trust	830 Main St
Real	85-11-34-203-011.000-004	Clay, Douglas C & Patsy M	750 Main St
Real	85-11-34-203-012.000-004	Lagro Community Church Inc	730 MAIN ST
Real	85-11-34-203-013.000-004	Knable, Gary L & Laura A	710 Main St
Real	85-11-34-104-058.000-004	Spartling, Ronald E & Lavonne M	220 Harrison St
Real	85-11-34-104-020.000-004	Meredith, Bonnie J	330 Harrison St
Real	85-11-34-104-060.000-004	McColley, Jerry A & Nancy	200 Harrison St
Real	85-11-34-102-022.000-004	Lagro, Town of	DAVIS ST
Real	85-11-34-203-004.000-004	Heckathorn, David E	230 Davis St
Real	85-11-34-102-034.000-004	Lagro, Town of	DAVIS ST
Real	85-11-34-104-023.000-004	Swan, Larry D	370 Davis St
Real	85-11-34-201-058.000-004	Miller, Joseph & Mackenzie & Glenn Miller	360 Davis St
Real	85-11-34-201-051.000-004	Fleck, Janet E	380 DAVIS ST
Real	85-11-34-203-018.000-004	Hopewell Renovators LLC	200 Davis St
Real	85-11-34-104-024.000-004	Nelson John Omar & Ashley Marie Nelson	350 Davis St
Real	85-11-34-203-008.000-004	Buzzard, Alexandra	250 Dover St
Real	85-11-34-203-009.000-004	Smith, Mark Alan	230 Dover St
Real	85-11-34-203-010.000-004	Green, Donald & Goldie E	220 Dover St
Real	85-11-34-203-023.000-004	Lagro Canal Foundation, Inc.	210 Dover St
Real	85-11-34-203-073.000-004	In Bell Telephone SBC Communications Inc	202 DOVER ST
Real	85-11-34-203-074.000-004	In Bell Telephone SBC Communications Inc	DOVER ST
Real	85-11-34-203-056.000-004	Wabash River Trail Inc,	OLD CANAL ST
Real	85-11-34-201-080.000-004	Agness, Ethan	270 Canal St
Real	85-11-34-201-086.000-004	Wabash River Trail Inc,	210 Canal St
Real	85-11-34-203-059.000-004	White Rock Recreation LLC	OLD CANAL ST
Real	85-11-34-203-043.000-004	Lagro, Town of	BASIN ST
Real	85-11-34-103-021.000-004	Lagro Corp	BASIN ST
Real	85-11-34-100-005.000-004	Wabash River Trail Inc,	BASIN STREET
Real	85-11-34-203-057.000-004	Wabash River Trail Inc,	730 BASIN ST
Real	85-11-34-203-063.000-004	Lagro, Town of	BASIN ST

Real	85-11-34-100-002.000-004	Willett, Martha	1650 Main St
Real	85-11-34-100-003.000-004	Dyson, Jeffrey Donald	MAIN STREET
Real	85-11-34-103-005.000-004	roberts, Max & Annabelle	1360 Main St
Real	85-11-34-103-006.000-004	Hauptert, Scott Sr & Linda	1260 Main St
Real	85-11-34-103-007.000-004	Jackson, Kristi	1240 Main St
Real	85-11-34-103-009.000-004	Thompson, Gary & Brenda Jo	1370 Main St
Real	85-11-34-103-010.000-004	Eltzroth, Bruce A	1350 Main St
Real	85-11-34-103-011.000-004	Lagro, Town of	MAIN ST
Real	85-11-34-103-014.000-004	Eltzroth, Bruce A	MAIN ST
Real	85-11-34-104-025.000-004	Lagro United Methodist Church Inc	MAIN ST
Real	85-11-34-104-026.000-004	Watkins, Debra Ann	1040 Main St
Real	85-11-34-104-027.000-004	Veverka, Susan	1020 W MAIN ST
Real	85-11-34-104-028.000-004	Sparling, Ronald E & Lavonne	1000 Main St
Real	85-11-34-104-029.000-004	Burcroo, Rachel A; Lawson, John & Valerie	960 Main St
Real	85-11-34-104-030.000-004	Monce, Richard K	940 Main St
Real	85-11-34-104-031.000-004	Lane, Angel	920 Main St
Real	85-11-34-104-032.000-004	Davidson, Leonard D & Penelope M	1270 Main St
Real	85-11-34-104-033.000-004	2350 West Main Street Land Trust; Hatfield, Stephanie P	1250 W MAIN
Real	85-11-34-104-034.000-004	Dillion, Bill	1230 Main St
Real	85-11-34-104-035.000-004	Denton, Denise R	1210 Main St
Real	85-11-34-104-037.000-004	Swan, Larry D	1150 Main St
Real	85-11-34-104-038.000-004	Buzzard, Alexandra	1130 Main St
Real	85-11-34-104-041.000-004	Willett, Martha	1070 Main St
Real	85-11-34-104-042.000-004	Rose, Vicky S; Wiist, Belinda	1050 Main St
Real	85-11-34-104-043.000-004	Wiist, Dawn	1030 Main St
Real	85-11-34-104-045.000-004	Diocese of South Bend & Ft. Wayne	W MAIN ST
Real	85-11-34-104-046.000-004	Diocese of South Bend & Ft. Wayne	W MAIN ST
Real	85-11-34-104-078.000-004	King, Michael & Robin M	970 Main St
Real	85-11-34-104-079.000-004	Hutchinson, Mindi & Joseph Hough	1170 MAIN ST
Real	85-11-34-103-022.000-004	Hauptert, Scott Sr & Linda	1280 Main St
Real	85-11-34-103-023.000-004	Lagro Township	1330 Main St
Real	85-11-34-104-004.000-004	Newsome, Jeremy Hayes & Serena Ann Newsome	1220 Main St
Real	85-11-34-104-005.000-004	Newsome, Hayes Jr & Serena Ann	1200 Main St

TAX TYPE	PARCEL NUMBER	OWNER(S)	ADDRESS
Mobl	85-404-00009-00	Bogman, Stephanie D	564 Washington St
Real	85-11-34-104-047.000-004	Gillespie, Justin; Davidson, Bill & Kathy	1260 Washington St
Real	85-11-34-104-048.000-004	Drudge, Michael J & Elizabeth	1240 Washington St
Real	85-11-34-104-049.000-004	Miller, James W & Shelly D	1220 WASHINGTON ST
Real	85-11-34-104-050.000-004	Green, Goldie M	1200 Washington St
Real	85-11-34-104-051.000-004	Smithers, Myron E	1160 Washington St
Real	85-11-34-104-052.000-004	Smithers, Myron E	1140 WASHINGTON ST
Real	85-11-34-104-053.000-004	Hovey, Rodney S & Robyn L	1120 WASHINGTON ST
Real	85-11-34-104-055.000-004	Simpson, Richard Jr & Jean	1060 Washington St
Real	85-11-34-104-056.000-004	Titaikill, Dennis J	1040 Washington St
Real	85-11-34-104-057.000-004	Kabset LLC	1020 WASHINGTON ST
Real	85-11-34-104-059.000-004	McColley, Jerry	1008 WASHINGTON ST
Real	85-11-34-104-061.000-004	Diocese of South Bend & Ft. Wayne	WASHINGTON ST
Real	85-11-34-104-063.000-004	Lagro Township	WASHINGTON ST
Real	85-11-34-104-064.000-004	Gillespie, Justin & Eric Lundmark T/C	1230 Washington St
Real	85-11-34-104-068.000-004	Palmer, Nicholas W	1150 Washington St
Real	85-11-34-104-069.000-004	Siders, Mary R & Rhinda L Siders J/TR/Surv	1110 Washington St
Real	85-11-34-104-070.000-004	Glasspoole, Arnold R & Joan C	1070 Washington St
Real	85-11-34-104-072.000-004	Kabset LLC	W WASHINGTON ST
Real	85-11-34-103-018.000-004	Lagro, Town of	WASHINGTON ST
Real	85-11-34-201-083.000-004	Kessler, Lawrence J & Douglas Kessler	660 Washington St
Real	85-11-34-201-084.000-004	Swan, Larry	640 Washington St
Real	85-11-34-201-085.000-004	Parker Shirley A L / E Then David W & Mary L Rose	620 Washington St
Real	85-11-34-202-071.000-004	Guinn, Paul	500 WASHINGTON ST
Real	85-11-34-202-073.000-004	Bone, Kristie & Connie Davis L/E	440 Washington St
Real	85-11-34-202-075.000-004	Harrell, James A	400 Washington St
Real	85-11-34-202-077.000-004	Lagro, Town of	WASHINGTON ST
Real	85-11-34-202-078.000-004	Rife, Clyde Bill & Jennifer D	545 Washington St
Real	85-11-34-202-081.000-004	Smith, Carl R	510 Washington St
Real	85-11-34-202-082.000-004	Pickens, Dale	470 Washington St
Real	85-11-34-202-083.000-004	Pickens, Horace Dale	450 Washington St
Real	85-11-34-202-086.000-004	Gressley, Tony R	370 WASHINGTON ST