

## **WABASH COUNTY PLAN COMMISSION**

*Wabash County Court House  
One West Hill Street, Suite 205  
Wabash, IN 46992  
Telephone 260-563-0661 EXT 1252, 1267  
Fax 260-563-5895  
[plandirector@wabashcounty.IN.gov](mailto:plandirector@wabashcounty.IN.gov)*

## **WABASH COUNTY PLAN COMMISSION** **BOARD MEETING MINUTES**

**October 6, 2016**

**Wabash County Plan Commission Board  
Wabash County Court House  
Wabash IN 46992**

**PC Board Members: Curtis Campbell, Randy Curless, Scott Givens, Doug Rice, David Schuler, Cheri Slee, Joe Vogel, Attorney Larry Thrush**

Members present: Curt Campbell, Randy Curless, Scott Givens, Doug Rice, David Schuler, Cheri Slee, Larry Thrush, Joe Vogel. Also present as the Township Trustee representative was Patty Godfroy.

Mr. Givens opened the meeting at 7:00 pm

Cheri Slee moved to approve the minutes of the September 1, 2016 meeting.

David Schuler seconded the motion.

Motion passed.

Mike Howard requested approval on the following proposed amendments to the Wind Energy Conservation System (WECS) Ordinance.

- ❖ Page 1 WESC Introduction, Section 1A, the amendment would delete items 2 & 3:
  - \*Facilitate economic opportunities for the residents of Wabash Co.
  - \*Promote the supply of wind energy in support of Indiana's alternative energy sources potential and other economic development tools.
- ❖ Section 9A Noise and Vibration, change from 45 decibels to 32 decibels.
- ❖ Section 10 Shadow Flicker, restructure of paragraph.

Joe Vogel made the motion to approve the amendments.

Curt Campbell seconded the motion.

Scott Givens called for the vote from board members, motion carried, 7-0.

The amendments will be presented to the County Commissioners on Oct. 17<sup>th</sup> for final approval.

Special Exception #5 for a pond at the residence of Mr. Dan Grizzle, 335 N 200 W, N. Manchester IN. Mr. Grizzle contacted the Plan Commission office on Oct. 5<sup>th</sup> advising that he was not prepared to present his application at this time.

Mike Howard: Mr. Givens and the Plan Commission office received an e-mail from Bob and Leslie Patterson concerning drift from crop dusting. I discussed with Curt Campbell and contacted the owner of the property and confirmed that it was a cover crop being seeded and not chemicals being applied. Scott Givens has e-mailed a reply to the Pattersons.

Curt Campbell: This is not under the plan commissions jurisdiction.

Mike Howard: Aerial application of pesticides, herbicides, fungicides and such are governed by the Office of the Indiana State Chemist. I have drafted a letter to the Patterson's, stating this and addressing their concerns as to what is being applied by the crop duster. Board members have a copy to review. If there are no objections, I will mail this letter to them. Board members approved.

Mike Howard: Patty Godfroy, Liberty Twp. Trustee, is interested in filling the open position on the board representing the Township Trustees. I will present this to the County Commissioners for their approval. Christian Rosen has indicated that he would be interested in setting in on a couple meeting to determine if he is comfortable filling the other vacancy on the board.

Mike Howard, update on complaints:

- ❖ Marcella Manns Dillon: had received a permit for operation of a Flea Market on the West parcel of her properties. The permit did not allow for the sale of cars.. No Flea Market was opened. Complaints are coming to the Plan Commission office of anywhere from 12 to 18 vehicles/campers being placed on the front of the property by the road for sale. A letter has been sent to the property owner giving a deadline of 10/31/2016 for removal of the vehicles/campers.
- ❖ 84 E. Grafton, Ijamsville: I have received a response from a property maintenance group. Clean up has been started and the property will be listed for sale.
- ❖ McNeeley property in Lagro: Both Mr. & Mrs. McNeeley are deceased, their children are now in control of the property. Clean up and securing of the home has been started.
- ❖ Jachinski property in Urbana: The growth of weeds/brush around the building has been cleaned up.

- ❖ Ron Dyson: Mr. Dyson has requested a court date in January 2017 to address the complaint. A checked the property on 10/06/2016 and found that the property still has not been mowed.

Mike Howard:

- ❖ Parcel Review Committee, I am working with other counties and gathering more information to discuss options for Wabash County.
- ❖ Proposed Fee Schedule, Board members received a spreadsheet of fee schedules for surrounding counties for comparison along with a copy of the proposed fee schedule for Wabash County. Discussion followed concerning the addition of boundary line fencing permits at a rate of \$5.00 with no permit fee for landscape or decorative fencing. Mike Howard will work on the fencing permits.
- ❖ CFO (Confined Feeding Operations) permit fees would be reduced from .02 cents per square foot to .01 cents per square foot.

Scott Givens: Do permit fees go into the County General Fund?

Mike Howard: No, permit fees go into the Unsafe Premise Fund, this is used for the removal of unsafe structures in the county.

Mike Howard: Ordinance Draft review

- ❖ Mobile Homes and travel trailers, for temporary or accessory use: The old ordinance allows a travel trailer or camper to be used for up to two years temporary use. Do you still want to allow the use of a travel trailer or limit it to a mobile home?
- ❖ Items listed with the new ordinance are: Must have septic permit and well, and they must be connected; temporary use dwelling must be located on the same property as the new structure being built; temporary use permit may be renewed for up to one year providing the permanent structure has been started. Mobile homes / travel trailers as an accessory use must be connected to the septic system and well. Must get permit for the new permanent structure at the same time the temporary use permit is issued. Mike asked if the Board had any thoughts on requiring the building permit for the permanent structure at the same time the permit is issued for the mobile home?
- ❖ Doug Rice: This would indicate how serious they are.

Mike Howard: CFO Covenants, Conditions, Restrictions changed to include setback from property line. The original ordinance was only for the setback from the residence.

Doug Rice: This doesn't change any of our setbacks, just for variances.

Mike Howard: That is correct.

Mike Howard: Subdivision portion of the Ordinance, I would like to take the parcel splits section out of this Sub Division Chapter and make a separate section just for Parcel Splits (8A). This would help with some confusion regarding Subdivisions and Parcel Splits.

A1 and A2 zones, how does the board want to handle the Ag zones? Board members were given copies of Ag Zoning Regulations for several surrounding counties. Information was also presented to the Board concerning Protecting Prime Farmland in Indiana, Loss of Prime Farmland in Indiana and Wabash County, Sprawling Development Threatens Americas Farmland, and County A1 and A2 Zoning data. Board members need to be prepared to discuss and make some tuff decisions next meeting.

There being no further business, Scott Givens asked for a motion to adjourn the meeting.

Joe Vogel made the motion to adjourn.

Cheri Slee seconded the motion.

Meeting adjourned at 8:32 pm.

*Libby Cook*  
*Secretary, Wabash County Plan Commission*