

**WABASH COUNTY PLAN COMMISSION**

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

**March 2, 2017**

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

**Present: Curt Campbell, Randy Curless, Scott Givens, Patty Godfroy, Christian Rosen, Joe Vogel, Attorney Larry Thrush, Joseph Bradley, Mike & Donna Wendt, Plan Director Mike Howard, Secretary Libby Cook**

**President, Scott Givens, called the meeting to order and asked for approval of the February meeting minutes.**

**Randy Curless made the motion to approve the minutes as written. This was seconded by Joe Vogel. The minutes were approved as written.**

**Mr. Givens called on Mr. Russell Small who is seeking a Special Exception to build a pond on his property in Waltz Township. Mr. Small informed the Board that Jim Zahm will be the contractor and the pond will be approximately 15 feet deep at the deepest point and will be located 20 - 25 feet from the east and south neighboring property line.**

**Mr. Mike Howard informed the Board that there are no certified drains that would be a concern. Mr. Small would also be seeking a variance from the east and south property line setback.**

**Mr. Joe Vogel moved to give a favorable recommendation for Mr. Small's request to be heard by the Board of Zoning Appeals, seconded by Curt Campbell. A roll call vote was taken with all Board members present in agreement.**

**Mr. Givens then called on Mr. Joseph Bradley regarding his property in Pleasant Twp.**

Mr. Howard explained that on March 22, 2016 Mr. Bradley had a fire at his property in Laketon (Pleasant Township). All investigations regarding the fire have been completed, we would like to get something done with the property. The Plan Commission Office has been notified by the Sheriff's Department that the Department is receiving reports of children entering the structure, thus becoming a safety issue. Mr. Bradley was sent a letter requesting that he appear tonight to discuss what his intent is concerning the property. Mr. Bradley called the Plan Commission Office yesterday to let us know that the Mr. William Dyson and Cindy Hall the deeded owners of the property to the north of Mr. Bradley's property are planning to purchase the property.

Mr. Bradley explained to the Board that he has had several major events in his life in the past year since the fire. Mr. Bradley stated that he is in the process of selling the property with the understanding that the building is to be torn down. Manchester Inc. (William Dyson and Cindy Hall) came in and offered to buy the property and take the responsibility of getting the building tore down. Mr. Bradley is working with Manchester Inc. and a local organization in Laketon on getting help to clean up the property. I am working on getting my belongings out of the building and it should be torn down within the next thirty to sixty days. Mr. Bradley stated that he has not seen any kids entering the building.

Mr. Vogel, I think we could give Mr. Bradley thirty days and then he could contact Mike Howard at the Plan Commission Office if additional time is needed.

Mr. Howard presented updates on previous concerns:

- William Steiner property: The family is working on cleaning up the property. They are working with an excavating crew on removing the addition to the west end of the home.
- Shirley Marshall property in Lagro Township. Board Attorney, Larry Thrush, has filed the paperwork for the unsafe premise order to get the house torn down.
- There are three - four properties in Urbana that we are continuing to work on.
- We have had a resident complaint concerning flies in the area of a large poultry complex. I am checking with Purdue University to gather information on fly control that could help the residents.
- A complaint of odor from spoiled grain at GarMar, Speicherville Elevator. The owners are in the process of cleaning up the area after a fire last fall.
- Motion to approve changes to the Plan Commission Board Rules of Procedure. The changes made are in the wording pertaining to mailings. The Plan Commission office is now using Certificate of Mailing along with an Affidavit of Mailing in place of Certified Mail with a Return Receipt. This is a significant savings to the customer. Christian Rosen made the motion to

approve the changes in the Rules of Procedure, seconded by Randy Curless. A vote was taken and the motion passed.

- **Inquiries about Solar Energy.** Mr. Howard has added a section to the County Ordinance concerning solar energy. Board members were given a copy of the changes to look over for discussion at the next meeting.
- **Ordinance review,** Board members were mailed a copy of a condensed version of the point system being suggested for residential building within Ag zoned areas. After discussing the matter it was decided that Mr. Howard would look at new home permits issued within the last two years to see if these same homes would meet the requirements for permitting under the suggested point system.
- **Parcel Review Committee,** we are still working on this.
- **GIS update on software change in the Assessor's office.**
- **The need to fill the vacancy on the Board of Zoning Appeals due to the retirement of Don Roser.**

Mr. Givens asked if there was any further business to address.

Joe Vogel made the motion to adjourn, this was seconded by Christian Rosen.

The meeting adjourned at 8:10 pm.

*Libby Cook*  
*Wabash Co. Plan Commission Secretary*