

WABASH COUNTY PLAN COMMISSION

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BZA MEETING MINUTES **FEBRUARY 24, 2015**

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

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

Members present: Mark Milam, Don Roser, David Schuler, Joe Vogel, Jerry Younce, and Attorney Larry Thrush.

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

Mr. Milam motioned to approve the January 27, 2015 minutes as written.
Mr. Schuler second.

Westchester Services, SE #3 / Variance -Cell Tower
Co Rd. 800 S and St Rd 15 South

Part of the North East ¼ of the North West ¼ of Section 17, Township 26N, Range 7E, Liberty Township. Wabash, IN. Approx. 9.9 Acres. Zoned Agriculture.

Barrett Alexander and Jack Auriema Jr. were in attendance for the meeting. Mr. Alexander explained that they would like to place a 300 foot tower on 800 S, East of State Rd 15, Lafontaine. The property is owned by Mark Deardorff. A Variance is requested for the property lines to the west (railroad) and road 800 South because the setback is less than the required 250 feet. Distance from the nearest residence is 369 feet.
Board Members reviewed site plans.

The tower is designed to fall within itself and there would have to be a substantial amount of force to bring a tower down.

Property owners within 250 feet were notified by certified letters. The railroad was also notified. There were no complaints from those that were sent notices.

An open ditch is located to the east of the tower site but it is more than 75 feet away, which meets utility setback requirements and won't be an issue.

It was questioned whether the proposed tower is the same type of tower that is located just a few miles south? (Old lumber yard)

Mr. Alexander and Mr. Auriema were not sure what type of tower it was.

Mr. Thrush thought it was a radio station tower.

No further questions, Board Members proceeded to vote.

Vote sheets for the Variance from setbacks were passed to Members.

Mr. Thrush tallied votes.

Variance approved 5-0.

Vote sheets for Special Exception #3 were passed to Members.

Mr. Thrush tallied votes.

Special Exception #3 approved 5-0.

Board Members reviewed the ordinance draft.

Mr. Howard explained that Agriculture ground within the County will be categorized as either Ag 1 or Ag 2 in the new ordinances. He described how he took information from various sources to determine how the land was classified.

No further business, Mr. Younce motioned to adjourn.

Mr. Roser second.

Meeting adjourned.

Joe Vogel