

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **APRIL 2, 2015**

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

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

Members present: Curtis Campbell, Randy Curless, Scott Givens, Sue Ridenour, Lowell Rosen, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

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

Mrs. Ridenour motioned to approve the March 5, 2015 minutes as written.

Mr. Curless second.

Motion Approved.

William Mc Kinney; S. E. #4, Placement of a mobile home in an R2 zone.

Part of the Northern ½ of section 10, Township 29N, Range 6E.

Sandy Beach, Lots 158 and 159, N. Manchester, IN.

William and Lois Mc Kinney were in attendance.

Mr. Howard explained that the Mc Kinney's would like to place a mobile home on Lots 158 and 159, located in Sandy Beach. They currently reside at 18 N. Vacation Way (lots 158 and 159 are behind them)

They would like to use the mobile home as a rental. This is an ideal location for a mobile home since it's a lake community. It would help add population for the new sewer district and going forward with the new ordinances, it's in line with our future policies.

The Mc Kinney's own additional lots within the area and plan on tearing down another mobile home on lots they own (south of lots 158 & 159) and replacing it with a newer mobile home.

Jennifer Scott (Health Department) approved the septic for the mobile home already in place and will utilize the new Laketon Sewer District system once that is installed. Setbacks would be designated by the Sandy Beach Covenants. There is nothing in the covenants for a rear setback, so that setback would be designated by County ordinance which states a rear setback in an R2 zone would be 25 feet.

The Mc Kinney's are aware the mobile home must be at least 840 feet and have a gable roof. A mobile home has not been selected at this time, because of financing; they wanted to make sure they got approval to place a mobile home on the lots before purchasing the mobile home. Pictures of a mobile home similar to what they want to purchase were presented to Board Members.

Mr. Mc Kinney stated that he does not rent junk and has a rule that if he won't live in it, he won't rent it.

A handicap couple wants to rent the mobile home.

Mrs. Mc Kinney added that plans are to eventually replace the single wide mobile homes with double wide modular homes. That is why the mobile homes are placed on at least two lots. The company they are currently going through to purchase mobile homes is called Midwest Mobile Homes.

Klutz Well Drilling will be drilling a new well that will be utilized by three of the mobile homes.

Mrs. Slee thought that replacing the mobile home was a good idea because it will keep people in the area which in turn will help lower rates for the Laketon Sewer District.

Mr. Howard mentioned that he spoke with a member of the Sandy Beach Association and Laketon Sewer Board who felt that the Mc Kinney's plans for the placement of the mobile home would be an improvement to the community.

Mr. Givens asked if this met County Ordinance regulations with regard to mobile homes. Yes, especially once the new sewer system is in, and the new ordinances are in effect, Sandy Beach would be zoned Lake Residential 2, which permits mobile homes.

How many mobile homes do you own?

Three at this time, 4 if approval is given for this mobile home said Mrs. Mc Kinney.

No further discussion, Mr. Vogel motioned for favorable recommendation of Special Exception #4.

Mr. Schuler second.

All approved 8-0.

Motion carried.

Board Members were updated on Westchester Services, Special Exception #1 & #3 - cell towers.

Westchester Services recently contacted Barry Eppley about relocating the cell tower north of Lafontaine. They failed to sign a contract with the parcel owner, Mark Deardorf. They might have to find another site for the tower.

Mr. Howard said an engineer from Westchester Services called this week and stated the parcel owner of the tower site in North Manchester wants the tower moved south from the

current site so it's at least 500 feet from his residence. It was originally about 380 feet. They will submit plans for the new site once plans are drawn up for Board Members to review.

Update on Anita Eads property in Lagro.

Mr. Howard spoke with NIPSCO and Duke Energy to make sure that everything was disconnected before demolition began.

Demolition was scheduled to begin this week but Mr. Howard had not talked with Scott Eads of Eads and Son to see if they had started.

Scott Siders said The Town of Lagro was interested in the lot once the building was razed.

Does the lot have to go through the Commissioner's sale to be sold or can it be turned over to the Town of Lagro automatically?

Mr. Thrush said Ms. Eads still owns the land unless that was part of the judgement.

Board Members discussed the possibility of reducing the penalty if Ms. Eads would deed the land to the Town of Lagro.

Members agreed to turn the matter over to Mr. Thrush and have him check into reducing the penalty in return for the land to be deeded over to the Town of Lagro.

Board members were updated on areas of the ordinance draft in which changes were made based on the previous meeting discussion. The following sections received suggestions for change: Section 6.13, I is to be removed. Board members discussed Section 12.3 and how to apply the process. Section 12.14 is to be removed.

Board members discussed the addition of utility transmission line requirements and geothermal requirements to the ordinance draft. No final determination was made. Discussion of these two topics will continue.

Board members were asked for questions regarding any other sections of the draft. No questions were presented.

Members received an outline of the policy and procedures for the adoption of a new zoning ordinance. Review of the policy will continue.

Mr. Howard gave board members a copy of a draft fee schedule to be incorporated as part of the new zoning ordinance. Review of the draft will be continued.

Hearing no further discussion Mr. Givens called for a motion to adjourn.

Mr. Schuler second.

Meeting adjourned 9:00PM.

Scott Givens