

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES** **MAY 7, 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, David Schuler, Cheri Slee, Joe Vogel and Attorney Larry Thrush.

The President, Scott Givens and Vice-President, Lowell Rosen were unable to attend, Mr. Howard presided over the meeting.
Mr. Howard opened the meeting at 7:00 p.m.

Mr. Vogel motioned to approve the April 2, 2015 minutes as written.
Mrs. Ridenour second.
Motion Carried.

Robert Newman; SE #5, pond
1657 S 300 E, Wabash, IN
Part of the Southwest ¼ of Section 10, Township 27N, Range 7E,
Lagro Township, Wabash, IN. 153.61 acres.

Robert and Michelle Newman were in attendance.
Board Members were given information regarding the pond, which included site location. Macy McClellan will be the contractor stated Mr. Newman.
The pond will have approximately two and a half acres of surface water and is located in the middle of a twenty-four acre area of the 153 acre farm.
It meets all setback requirements from the property lines and road.
No floodplain or INDNR flowage easements are in the area.
Mr. Newman stated the dam would be approx. 400 feet in length, around 40 feet wide at the base and 10 feet wide across the top of it.
There will be a 12 inch culvert pipe for overflow, which will drain into the culvert pipe that runs under the driveway and then into the existing pond to the southwest.

Mr. Howard mentioned that the existing pond's drainage flows from the south west corner of that pond to Ross Creek.

Mr. Newman agreed.

The emergency overflow will be approximately 12 feet wide, 6 inches higher than culvert pipe and 6 inches lower than top of the dam.

Water shed to the pond is around eighty acres. Most of the watershed is from the north and is mainly coming from his property stated Mr. Newman.

Mr. Howard referred Members to a map of the property showing contours and elevation levels.

Mr. Howard asked if the Drainage Board had any issues regarding the pond.

Mrs. Slee replied that discussion concerning the pond was in the Drainage Board minutes presented to Plan Commission Office prior to the meeting.

The only thing the Drainage Board requires is that if a tile is cut, it would be hooked back up so it is directed to an outlet added Mrs. Slee.

The Newman's agreed.

How deep will the pond be?

Most of it will be 13 feet deep, but some parts may be 15 feet stated Mr. Newman.

No further discussion, Mr. Vogel motioned for favorable recommendation of Special Exception #5.

Mr. Rice second.

Roll call vote; 7-0

Motion carried.

Westchester Services; SE #6, cell tower

7811 W 1200 N, Silverlake, IN

Part of the Northwest ¼ of Section 2, Township 29N, Range 5E,
Pleasant Township, Wabash County, IN. 47.78 acres.

James Grzenia and Jack Aureima, Jr. were in attendance representing Westchester Services.

Board Members were given information and site location plans regarding the tower to review.

The property is owned by Mark Calloway.

Mr. Grzenia stated that they would like to place a cell tower in the northwest corner of the county. They have been contracted by S & R Communications to construct the tower.

Rochester Telephone Corporation (who provides service to the area) is one of the carriers leasing the tower.

It would be a 300' tower, equivalent to the towers previously brought before and approved by the Board for the site near N Manchester and North of Lafontaine (Special Exceptions #1 and #3). No further discussion, Mr. Rice motioned for favorable recommendation.

Mr. Curless second.

Roll call vote; 7-0.

Motion carried.

Mr. Grzenia explained that there was an issue with the location of the cell tower near North Manchester (Special Exception #1). The property owner, David Parker, decided that the original location of the tower was too close to his residence and wanted the tower moved approximately 400 feet south (same parcel) of the current approved site.

New site location plans for Members to review were passed out by Mr. Grzenia.

The tower would be 600 feet south of the barn, 190 feet from the railroad property line to the east and around 300 feet from the west property line.

Board Members determined there were no concerns with the new location of the tower.

Mr. Howard verified with Mr. Thrush that although the original site was approved by the PC and BZA Boards, there was no requirement for the legal add and certified letters to be sent again since no one from the public was in attendance for either meeting.

Mr. Thrush said that was correct, as long as the PC Board reviewed and approved the new site. No further discussion, Mr. Curless motioned in favor of the new tower site for Special Exception #1.

Mrs. Ridenour second.

Roll call vote; 7-0.

Motion carried.

Kenneth Miller; SE #7, mobile home re-locate

6251 S Meridian Road, Wabash, IN

Part of the Northwest ¼ of Section 6, Township 26N, Range 7E,
Liberty Township, Wabash, IN. 3.42 acres.

Kenny Miller was in attendance.

Mr. Howard explained that Mr. Miller would like to re-locate the mobile home currently located behind his residence at 6552 S State Rd 13, Wabash to 6251 S Meridian Rd, Wabash.

The mobile home meets the requirements of the County Ordinance.

There are grain bins on the 3.42 acre property. Placement of the mobile home will be north of the grain bins. At this time there is no septic or well. A soil scientist has taken soil samples and given recommendations for location of the septic.

The mobile home will be occupied by a current employee of Mr. Millers. The employee will be purchasing the mobile home but not the land.

Mr. Miller stated that he wants to re-locate the mobile home because he is running out of room at the current location, which is also where he operates his business. Another reason is security. There has been theft from the grain bins, (grain, conduit, and wiring ripped from the bins) which cost him over \$13,000.00.

Mrs. Ridenour stated that this goes against what we normally do regarding mobile homes. Most of the mobile homes placed in the County are around lakes with smaller lots or as accessory use for an elderly parent or family member in need of assistance. In the past, we haven't permitted mobile homes for rental use.

Mr. Vogel added that we have allowed mobile homes with a three year time limit for those that intend to build a home.

If the mobile home would become an eyesore, he would get rid of it said Mr. Miller.

Board Members discussed stipulations to be placed on the mobile home.

Mr. Thrush stated that the Special Exception applies to land only, not personal property. If the mobile home is removed, Mr. Miller would have to come back in a re-apply before another mobile home could be placed on the property.

Mr. Howard read stipulations normally applied to mobile homes.

Mr. Rice wanted to make sure there wasn't a re-repeat of the Jay Brewer situation.

An option discussed was to stipulate that if the employee is no longer employed by Mr. Miller the mobile home is to be removed. That could be determined by Mr. Miller, however if employee

abandons mobile home, chooses to sell unit, or violates conditions, the county shall require mobile home to be removed from the premise.

Pictures of the mobile home were passed to Members.

The septic and well would have to be in before the mobile home can be placed on the property. It would also have to be skirted and closed up said Mr. Howard.

Board Members agreed to the following stipulations to be placed on the mobile home:

1. No unlicensed vehicles parked outside
2. Mobile home is not to become a rental
3. If the property is sold, the mobile home must be removed before selling.
4. Mobile home must be removed from the property when temporary use ceases
5. If mobile home owner leaves mobile home, the unit will be removed by land owner
6. Septic and well must be installed before mobile home is placed on the property

Mr. Miller agreed to the stipulations.

Mrs. Ridenour questioned if there would be lot rent.

Yes, the mobile home is sold on contract and lot rent will pay for the well and septic said Mr. Miller.

No further discussion, Mr. Vogel motioned for favorable recommendation, with stipulations, of Special Exception #7 to the BZA.

Mr. Schuler second.

Roll call vote; 5 approved, 2 opposed.

Motion carried.

Michael Ihnen; SE #8, mobile home

5873 W. State Rd 114, N. Manchester, IN

Part of the Northeast $\frac{1}{4}$ of Section 1, Township, 29N, Range 5E,

Pleasant Township, Wabash County. 1.135 acres.

Mr. Ihnen called the office today and wanted to postpone the Special Exception until the next PC meeting (June 4, 2015). He needed more time to get pictures of the mobile home he has purchased.

Board Members discussed options regarding the mobile home.

Jason Peterson; SE #9 / Variance, pond

484 E Swango Lane, Wabash, IN

Part of the Northeast $\frac{1}{4}$ of Section 31, Township 28N, Range 5E,

Lagro Township, Wabash, IN. 7.37 acres.

Mrs. Blair called Mr. Peterson (Thursday morning, 5-7-15) and at that time he stated that he wanted to withdraw his application for the Special Exception.

Anita Eads, unsafe premise update:

Mr. Thrush has tried contacting Christina Lynn regarding a fine reduction in turn for the property deeded over to the Town of Lagro.

The Town of Lagro has contacted the office and said there is a portion outside the stoned area of the lot that needs mowed. The town will mow it for \$100 an hour. Mr. Thrush also relayed this information to Ms. Lynn said Mr. Howard.

Mr. Thrush stated Ms. Lynn has not returned any of his calls but will continue to work to get the matter resolved.

Frances Cottrell, unsafe premise update:

Mr. Thrush stated that Mrs. Cottrell's daughter thought that by declaring bankruptcy, the mortgage company took care of the unsafe premise. She understands now that it didn't.

West Plains Mining, rail siding:

Mr. Howard stated that Will Woodward brought in a drawing of the proposed rail siding.

A meeting is scheduled for May 14th with Mr. Woodward, Cheri Slee (Drainage Board), John Martin (County Highway), and Scott Givens (Commissioner) to address the numerous questions that remain concerning the proposed rail siding.

There is floodway in the area which requires INDNR approval and also floodplain which will require County approval (floodplain ordinance).

No further business, Mr. Rice motioned to adjourn.

Mr. Schuler second.

Meeting adjourned 8:35 PM

Mike Howard