

## ***WABASH COUNTY PLAN COMMISSION***

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

**November 3, 2016**

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

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

Members Present: Curt Campbell, Scott Givens, Patty Godfroy, Doug Rice, Cheri Slee, Joe Vogel, Attorney Larry Thrush. Also present was Christian Rosen.

Chairman, Scott Givens, called the meeting to order 7:00 p.m.

Joe Vogel made a motion to approve the minutes of the October 6<sup>th</sup> meeting.

Doug Rice seconded the motion. Minutes of the October meeting were approved.

Scott Givens - The first item on the agenda is the Dora Road Recyclers.

Mike Howard - Dora Road Recyclers is a junk yard which would be grandfathered as it was there prior to 1965, which is before the County Ordinance regulating such properties was in place. There are some issues that I think we can still correct. Photos were shared showing fencing that is falling down along Meridian Road on the east side of the property, on the west side the fence is also falling down. Cars sitting within the road right of way and around the structure (house) at the front of the property. We are receiving calls concerning the visibility at the intersection of Meridian Road and Dora Road. I have a question for Mr. Thrush, it appears that the vehicles lined up in this picture are for sale. A used vehicle sales lot has never been permitted for this location. The dwelling on the corner was originally the residence and was not part of the junk yard lot. Could the Plan Commission say no vehicles around the house, that the vehicles have to be stored within the fenced junk yard area?

Larry Thrush – Yes, I would think so.

Scott Givens – I am guessing that some of those are for sale. He does do work for other people.

Doug Rice - Are the cars unlicensed?

Mike Howard – Some are some are not. I would like to see some of it cleaned up, the vehicles around the house moved.

The ground is actually city zoning, however it falls under our planning jurisdiction and it will be up to us to deal with it.

Mike Howard – With Board approval I will send a letter to the owner stating that things need to be cleaned up around the house. Ron Denton is listed as the deeded owner of the property, Chuck Marion is purchasing the property from Mr. Denton on contract. It is a grandfathered, nonconforming use. There are no issues with licensing through the state at this time.

Joe Vogel – The cars need to be moved from the road right of way and repairs need to be made to the fencing along Meridian Road.

Patty Godfroy – is there something about how far he has to be off the road from Dora Road?

Mike Howard – Yes, the vehicles cannot sit within the road right of way.

Joe Vogel – Your thought is to get it out of the right of way and away from the house. He could keep some at the pole buildings. We should proceed with that.

Curt Campbell – Including repairing the fence.

Joe Vogel - Yes

Mike Howard – Update on the Jachinski property in Urbana. The brush and overgrowth around the building has been cleaned up, now the condition of the building is visible. The sheeting has come off the windows, siding is missing in several places on the building, holes that go all the way through to the inside of the building, and the neighbors are complaining about the structure. The conditions of the structure only continue to deteriorate. No money has been put into any type of maintenance for the structure. Is the Board in favor of pursuing demolish of the building?

Doug Rice – A building in this condition should be condemned, could the Board offer to assist with demolition using money from the unsafe premise fund?

Curt Campbell – Could the Wabash County Plan Commission then put a lien on the property?

Doug Rice – In this situation, we just need to get the building down.

Mike Howard – What would the Board like to do at this time?

Joe Vogel – We should proceed.

Mike Howard – Property belonging to the First Church of God. The Church has contacted the Plan Commission office concerning selling a couple of lots off of the property for home sites to

raise funds for the church building. I told them they would have to apply for a Variance to sell two lots within 5 years. My question to Mr. Thrush is, can we put conditions on the remaining property that is not being sold in this variance? At this time they would only be able to do 1 split. Pictures of the property were shown and show several areas that need to be cleaned up.

Joe Vogel – Are there any water problems, runoff in that area?

Joe Vogel – Could they get sewage permits in this area? If they sell a lot or two it seems like we would only be compounding the problem.

Scott Givens – I don't think we should, especially if they are wanting to sell lots around the pond.

Cheri Slee – Are they still planning to build the church back there?

Mike Howard – a little part of the parcel is zoned R2 at this time, the north part is zoned R1. Theoretically they would have to put in some type of sewage system for multiple dwellings.

Scott Givens - Should this be handled like Cherry Springs? Make a subdivision and plot it out, the owner would maintain the roads, drainage and sewage.

Doug Rice – If they want to sell off multiple lots, could the Plan Commission Board ask for a comprehensive plan the road the driveway, how things are going to be handled for the entire property?

Mike Howard – I think we could do that.

Doug Rice – I think at the very least that is what we need to do.

Mike Howard – Are there any objections from the Plan Commission Board to sending a letter requesting the property be cleaned up? Salvaging is not permitted in a Residential Zone. The letter would be sent to the Church. We could also request that the RV and other vehicles need to have a current license plate.

Mike Howard – I will send a letter to the Church.

Mike Howard – Update on the Sandy Beach cleanup weekend. The Plan Commission Board gave the approval to the use the Unsafe Premise Fund to set a dumpster at Sandy Beach for the clean-up weekend. A call was made to Republic Services requesting a second dumpster at the site, for the additional cost of \$300. Would the Board approve using the Unsafe Premise Fund to pay for the second dumpster?

Joe Vogel made a motion to pay for the 2<sup>nd</sup> dumpster using the Unsafe Premise fund.

Curt Campbell – Seconded the motion.

Scott Givens – Called for a vote from the Board members, the motion carried.

Mike Howard – The Wabash County Commissioners have approved the appointment of Patty Godfroy as the Township Trustee Representative to the Plan Commission Board. Christian Rosen has accepted the appointment to fill the Committee Member vacancy on the Plan Commission Board.

Mike Howard – We have been working with the state of IN on Ortho photography, the state has been able to generate funds to provide 12 pixel photography for the county. We appreciate the County Commissioners approval to upgrade the Orthos from 12 pixel to 6 pixel. Photos were shared to show the difference between the 6 pixel and the 12 pixel photography. The 2016 Orthos are completed and we are working on getting the updates to the Beacon Schneider website.

Mike Howard – Parcel Review Committee update. I am talking with other counties as to how they handle parcel splits. I have talked with staff in the Auditor's Office and been told that on average at least 25% of deeds or splits are incorrect. The biggest complaint is that parcels don't close or they overlap. I really feel that we need to move forward with this. This would not mean that every parcel split would not need to be reviewed.

Cheri Slee – We do have issues with the property remaining from a split. We need a survey on the remaining property after the split. This could eliminate over/under charging on property taxes.

Scott Givens – Would we be requiring people to do more legal surveys?

Cheri Slee – Yes, we would.

Mike Howard – actual code states that a drawing must be provided, it does not say it has to be a survey.

Mike Howard – One other issue we would have to work out is the timing or the recording of the deed.

Mike Howard – Permit fees, I gave each of you a copy of the proposed fee schedule at the October meeting. This would be applied to the new Ordinance. Do Board members have any feedback on the proposed fee schedule?

Cheri Slee – I have a question concerning a contractor field office.

Mike Howard – These are contractor engineering trailers for sites such as road or bridge crews.

Cheri Slee – Can we charge the state for this?

Mike Howard – No, it goes back to the contractor.

Mike Howard – I revised the ordinance portion regarding fencing in an R1 zone to allow fencing in front of the home. I have taken this out and fencing could be on all four sides of the home.

Mike Howard - Sub Division Control Ordinance, I took the parts about property splits out and put it in as separate section. Parcel Splits Regulations is now listed as Chapter 8A. You would be allowed one split of less than 20 acres within 5 years without requiring a variance. Splits and /or sales would have to be approved to prevent splits without a sale of the parcel.

Mike Howard - Ag 1 and Ag 2 –At the October meeting I gave you information from several other counties on how they are handling property labeled as Ag Zone. I have information from Clinton County on their use of a point system to determine if a dwelling could be built in an Ag zone. It is based on a 10 point system, if you can achieve 10 points from the various requirements a permit could be issued for a dwelling on the property. If you cannot score 10 points you would have to apply for a Special Exception.

Curt Campbell - Does this have an acreage requirement?

Mike Howard – The points vary on the size of the parcel.

Curt Campbell – Does Clinton County have just one Ag zone?

Mike Howard – Yes

Doug Rice – Is there a need for two Ag zones? I think you could have an argument for more than one zone. This could drive people to build only in the Ag 2 zone. One zone would protect farm ground, the second zone would permit more building.

Curt Campbell – We could keep Ag 1 as primary Prime Ag ground. Ag 2 would be more favorable for building.

Mike Howard –I don't want to tell a landowner that they can't build on their property. If we take the Ag 1 zone and use the point system this could allow building in selective sites.

Curt Campbell – This particular location would be good for building a house, and not very good ground for farming. There has to be a difference between Ag 1 and Ag 2, or we wouldn't need two Ag zones.

Doug Rice – The point system could take care of the separation of the Ag zones. How much time do we have to decide this?

Mike Howard – According to Plan Commission Board Attorney, Larry Thrush, we are not under a time limit for the Ordinance.

Mike Howard – Once the Board is ready to approve the Ordinance we will have a public meeting to officially adopt the Ordinance as written.

Mike Howard - I will start working on a point system for Wabash County and I will talk with the Purdue Land Resource Team.

Joe Vogel made the motion to adjourn the meeting.

Doug Rice – Seconded the motion.

Chairman, Scott Givens, closed the meeting.

Meeting adjourned at 8:25 p.m.

*Libby Cook,  
Secretary, Wabash County Plan Commission*