

WABASH COUNTY PLAN COMMISSION

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BZA MEETING MINUTES **FEBRUARY 27, 2018**

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

BZA MEMBERS: Dan Dale, Mark Milam, David Schuler, Joe Vogel, Jerry Younce, and Attorney Larry Thrush

PRESENT: Joe Vogel, David Schuler, Jerry Younce, Mark Milam, Larry Thrush, Mike Howard (Plan Director), Libby Cook (Secretary), Chris Kuhn, Susie Powell, Rosemary Lawson, Angie Case, Doug Martin

Board Chairman, Joe Vogel called the meeting to order at 7:00 pm. Board member Dan Dale is not present. Minutes of the December 28, 2017 meeting were reviewed for approval. Mark Milam made the motion to approve the minutes as written, this was seconded by Jerry Younce. The minutes were approved as written.

Mr. Vogel: The first item on the agenda is the election of officers for 2018, nominations are open.

Mark Milam nominated Joe Vogel for Chairman, this was seconded by David Schuler, the nomination was approved by the board members.

Jerry Younce nominated Mark Milam for Co-Chairman, this was seconded by David Schuler, the nomination was approved by the board members.

Mark Milam nominated Libby Cook for Secretary, this was seconded by Jerry Younce, the nomination was approved by the board members.

Mr. Vogel: the next item on the agenda is Variance request #1, by MSD of Wabash County. MSDWC is requesting a variance from the structure height in an ag zone to place a climbing wall on the grounds of Southwood High School in Noble Township. Board members heard from MSDWC representative, Chris Kuhn. Mr. Kuhn explained that MSDWC received a donation of

the climbing tower from the Unger family and they are planning to place it at Southwood High School. Mr. Kuhn stated that the climbing wall is 46 feet tall and will be visible above the roof line of the school building. Board members were given maps of the area indicating the location for placement of the wall.

Mike Howard: the County Ordinance states that you are allowed up to 35 feet in height in an Ag Zone unless it is specifically used for ag purposes. The variance is being requested since the climbing wall is not considered as an agriculture related use.

Mr. Kuhn gave information as to how the climbing wall will be used by the school, safety measures that will be in place, they are not required to fence the area but may look into fencing at some point. Mr. Kuhn also explained that the climbing wall will be covered under the umbrella of the MSDWC insurance, the wall will primarily be used for Physical Education classes and maybe grow from there. Mr. Vogel called for a vote on the request. Attorney, Larry Thrush tallied the votes, the request for the variance was approved.

Mr. Vogel: Next on the agenda is Variance #2 request, by Doug Martin. Mr. Martin is seeking to put a woodworking shop in a Residential 1 (R1) zone in the original plat of Speicherville, Lagro Township.

Mike Howard informed the Board that Mr. Martin resides at 44 E 200 N, Speicherville and has purchased adjacent property at 2029 N St. Rd. 13. There is a house on the property that is in need of some structural repairs. Mr. Martin is planning to make such repairs as new roof sheeting, metal roofing, and work on the interior of the building. Mr. Martin would like to operate a woodworking shop from the building.

Mr. Martin explained that he will be continuing at his current job and will only be working in the woodshop approximately two days per week. Noise should not be a problem. Marketing would be done through the internet and placing items in Indiana wineries, traffic would only be customers coming to the shop to pick up items that have been ordered. Any deliveries of materials would be via the Grant Street entrance to the property. Plans include placing gravel on the back portion of the property for parking off Grant Street, this would be for customer pick-up and deliveries.

Mr. Howard told the Board that he has encouraged Mr. Martin not to use State Road 13 for any access to the building. We have discussed a sign along State Road 13 and my recommendation to Mr. Martin is that he talk with the State Highway Dept. as far as their requirements for signage, if he meets the state requirements that should be fine with the Wabash County Ordinance. I do not want this to become a retail shop for shopping, just for customer pickup of orders.

Mr. Vogel asked Mr. Martin if he has storage for the wood.

Mr. Martin stated that right now the wood is stored in the quonset building on the property and alongside the building.

Mr. Vogel made note of a letter from a neighbor of Mr. Martins stating several concerns, these items were addressed.

Mr. Howard reviewed for the Board the stipulations he would recommend to be in place on the woodworking shop:

- No retail sales from shop location.
- When established all materials will be stored inside.
- Must get state approval for advertising sign along highway (St. Rd. 13).
- No parking along State Road 13 or west side of property.
- Keep tool noise level to a minimum.
- Grant Street will be used for entrance and exit to property.

Mr. Vogel called for a vote on the request for the variance. Mr. Thrush tallied the votes; the request for Variance #2 was approved with the conditions listed above.

Mr. Vogel: next on the agenda is the Year End Report for 2017.

Mr. Howard presented the Year End Report for 2017:

Permits Issued	158
Special Exceptions	7
Variances	8
New Home Permits	19 (3 of these permits are for Modular Homes)

Total Income from Permits	\$ 14,990.30
Legal Ad/Cert. Mail Income	\$ 526.03
Total Income for 2017	\$ 15,516.33

Total Complaints Worked On	58
New Complaints for 2017	47
Number of Complaints Moved Forward From 2016	11
Open Complaints moved to 2018	7
Complaints Resolved	51

Mr. Howard then gave the Board a review of some items in the new Ordinance draft. Board members discussed whether the Ag zone should be one zone or divided to Ag 1 and Ag 2 in an effort to preserve prime farmland in Wabash County. Mr. Milam stated that he is in favor of the 2 Ag zones.

There being no further business, Mr. Vogel called for a motion to adjourn the meeting. Jerry Younce made the motion to adjourn, this was seconded by David Schuler. The meeting adjourned at 7:45 pm.

Libby Cook
Secretary, Wabash County Plan Commission
mth