

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

One West Hill Street

Wabash, IN 46992

Telephone 260-563-0661 EXT 1252, 1267

Fax 260-563-5895

[*plandirector@wabashcounty.IN.gov*](mailto:plandirector@wabashcounty.IN.gov)

BZA MEETING MINUTES

MARCH 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, Mark Milam, David Schuler, Dan Dale, Jerry Younce, Larry Thrush, Mike Howard, Libby Cook, Gary & Marthene Burnau, Earl & Joan Guingrich, Bill & Lois McKinney

Board Chairman, Joe Vogel, called the meeting to order at 7:00 pm. Mr. Vogel asked for a motion to approve the minutes of the February 27th meeting. The motion to approve was made by Jerry Younce; this was seconded by Mark Milam. The minutes were approved as written.

Mr. Vogel: The first item on the agenda is the Special Exception #1 request by William and Lois McKinney. The McKinney's are seeking to maintain the placement of a mobile home at 9 N. Vacation Way, Sandy Beach Estates in Pleasant Township.

Plan Director, Mike Howard, gave the Board an overview of the request. The property and mobile home are currently owned by Mr. & Mrs. Earl Guingrich; they no longer have a need for the property or mobile home. The stipulations that were put on the Guingrich Special Exception for the mobile home when the Guingrich's placed it on the property were that if the property was ever sold the purchaser would have to apply for a Special Exception to maintain the mobile home on that property. Bill and Lois McKinney are working with Mr. & Mrs. Guingrich on purchasing the property and asking the Board for approval to keep the mobile home on the property.

Mr. Vogel then called on the McKinney's for comments.

Mr. & Mrs. McKinney: We have other rental properties in the Sandy Beach Estates area. We have started doing background and credit checks on any renters that we have. We are trying to

clean up the area. There are several properties in the area that are sitting empty right now. The Guingrich property has had a mobile home on it for several years. Everything in the mobile home has been brought up to code.

Mr. Vogel: When the Board gave approval to Mr. & Mrs. Guingrich there were stipulations that went with it, one being that if the property was ever sold the purchaser would have to apply for a Special Exception to maintain the mobile home on the property. We would also need to remove the statement that the property could not be used as a rental.

Mr. Howard: I would like to recommend that we also state that no unlicensed or inoperable vehicles may be kept on the property.

Mr. Vogel asked if anyone in the audience or Board members had any questions for the McKinney's. There being none, the Board proceeded to vote on the request.

Mr. Larry Thrush tallied the votes; Special Exception #1 was approved with the following stipulations: maximum of one – single family dwelling, no unlicensed or inoperable vehicles parked outside; if the property sells with mobile home new owner must apply for S.E. to keep unit on the property. Mr. & Mrs. McKinney thanked the Board.

Mr. Vogel then called on Gary & Marthene Burnau. The Burnau's own several properties in the Sandy Beach Estates area and are working with the Sandy Beach Association to clean up and maintain properties in the area. Some areas of concern they have are:

- Travel trailers sitting on lots for extended periods of time, believed to be hooked up to the new sewer system, questioning whether they are paying for the sewage hook-up. Mr. Howard stated that the owner did come to the Plan Commission office after he purchased the property and assured me that he would be getting these trailers off the property, that has been a couple of years ago and nothing has been done yet. Mr. Vogel asked if the BZA can ask the Plan Commission Board to notify the owner by letter that he needs to take action to clean up the property. Mr. Howard stated that we could ask that he appear before the Plan Commission Board to address the issues. Mr. Vogel asked if we could get someone on the sewage board to address the issue of connecting to the sewer system and if they are paying for the connection. Mr. Vogel also asked if travel trailers could be placed and remain there for the summer season?
- Mrs. Burnau asked if we could send letters to some of the owners that have a lot of trash around their property. May 5th is the date for the N. Manchester Solid Waste pick up, maybe we could work together with that week-end. May 12th is the Solid Waste pick up for Wabash they could also bring items down here then. If we could set some dumpsters maybe some of the summer residents could use those.
- Mr. Burnau stated that there is a large pig and some chickens being kept on a couple of properties and was wondering what could be done about this. Mr. Howard stated that this is covered by the Sandy Beach Estates Covenants and should first be addressed by the Association.
- There are several cars sitting around, Mr. Vogel suggested asking the Sheriff's office to tag the vehicles.

Mr. Howard noted that the plan commission continues to request vehicles to be tagged, but due to limited personnel in the Sheriff's department, it's hard to get them tagged and a follow-up completed.

- Mr. & Mrs. Burnau thanked the Board for their assistance in helping to clean up Sandy Beach Estates.

Mr. Howard gave an update on some complaints that have been brought to the Plan Commission's attention. He then presented the members with copies of sections of the Ordinance Book draft and asked them to review these pages.

There being no further business Mr. Vogel asked for a motion to adjourn the meeting. Mark Milam made the motion to adjourn; this was seconded by Dan Dale. The meeting adjourned at 8:20 pm.

Libby Cook
Secretary, Wabash County Plan Commission Board
mth