

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House*

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## **BZA MEETING MINUTES**

### **APRIL 24, 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, Trevor McCoy

Board Chairman, Joe Vogel, opened the April 24<sup>th</sup> meeting of the Board of Zoning Appeals at 7:00 pm. Mr. Vogel asked for a motion to approve the minutes of the March 27<sup>th</sup> meeting. Jerry Younce made the motion to approve the minutes, this was seconded by Mark Milam, motion passed, the minutes were approved as written.

Mr. Vogel: The first item on the agenda is Trevor McCoy seeking a variance from the road setback for accessory building. Mr. McCoy isn't present at this time. Mr. Howard shared maps of the McCoy property and told the Board that Mr. McCoy has approximately 1 acre on county road 1100 south in the southwest part of the county. He is asking for a variance for the setback from the road. Mr. Vogel asked if the Board could continue this request until we have more information from Mr. McCoy. Mr. Howard stated that he believed that would be appropriate. Mr. Milam made a motion to continue the request for Variance #3 until the May 22<sup>nd</sup> meeting; this was seconded by Dan Dale, the motion passed.

Mr. Howard informed the Board of the following items:

- We had the discussion last month of Sandy Beach, we have scheduled the dumpsters to be set May 7 and 8<sup>th</sup> and a second time on June 4<sup>th</sup> and 5<sup>th</sup>. I have been out and drove through the area and identified some of the properties that need some encouragement to clean up. The Plan Commission office has sent letters to several residents of Sandy Beach Estates regarding cleaning up individual properties, there will be approximately 23 notices sent to residents. The letters include the policies of the county and gave descriptions of what needs to be cleaned up. They have been notified that after June 5<sup>th</sup> if the properties still have violations we will proceed then. Members of the Sandy Beach

Association will send out letters to all residents to inform them of the upcoming clean up date and when dumpsters will be set for residents use.

- At the last Plan Commission Board meeting Solar Farms were discussed. The Board received a motion, a second and a vote, it was ruled that the PC Board would not permit solar farms in an Ag 1 zone. Plan Commission Board member, Doug Rice made the motion to not permit solar farms in an Ag 1 zone, with solar farms being permitted in Ag 2 zones by Special Exception. Mr. Dale brought up the point that many of the local school corporations are talking about solar energy, would this have any effect on them? Mr. Howard stated that he didn't believe it would. Mr. Howard went on to explain the difference between Ag 1 and Ag 2 lands. Ag 1 is considered prime farmland, those are the areas that we are going to be more restrictive of as far as new residential growth or business building that is non ag related. Ag 2 land is ground that is maybe marginal; we realize that in a square mile you could have both Ag 1 and Ag 2. What we will do in this area is use the LESA (Land Evaluation Site Assessment program). Using this point assessment program the max points you can get is 57, but if you can score 15 points or more based on that location a permit could be issued to build a residential structure on that property. If you cannot score 15 but are within 2 points you would have the right to request a review by the BZA.
- Mr. Thrush now has the new Ordinance for a final review.

Mr. McCoy arrived and the Board motioned to re-open the application with his request for a variance. Mr. McCoy explained that he is asking to build a pole building and would like to be 50 feet from the road. He explained to the Board the location he is planning to use. Mr. Howard told the Board that the normal setback is 95 feet. Mr. McCoy told the Board that his home is about 95 feet from the road and that his septic system and leach field is located behind the house and he has to avoid that area. He would like to build a small barn to the east of his home to raise a few goats and for storage of lawn and garden equipment. Mr. Younce asked if there would be a new driveway going back to the building? Mr. McCoy said no, that the building would be accessed from his current drive. Mr. Vogel asked if there were any further questions or comments for Mr. McCoy, there being none the Board preceded with the vote. Mr. Thrush tallied the votes, the request was approved.

The Board discussed the upcoming deadline for the removal of the climbing wall and transfer of property from Unger Mountain to Brad and Tammy Farlow. The members of the Board recommended that if the requirements are not met shortly after the May 1<sup>st</sup> 2018 deadline that Board Attorney, Larry Thrush send a letter to the Unger's.

There being no further business Mr. Vogel asked if there was a motion to adjourn. Mr. Younce made the motion to adjourn this was seconded by Mr. Schuler. The meeting adjourned at 7:30 pm.

*Libby Cook*  
*Secretary, Wabash County Board of Zoning Appeals*  
mth