

WABASH COUNTY PLAN COMMISSION

*Wabash County Court House
One West Hill Street, Suite 205
Wabash, IN 46992
Telephone 260-563-0661 EXT 1252, 1267
Fax 260-563-5895
plandirector@wabashcounty.IN.gov*

WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES**

SEPTEMBER 6, 2018
Wabash County Plan Commission Board
Wabash County Court House
Wabash IN 46992

Board Members: Curt Campbell, Randy Curless, Scott Givens, Patty Godfroy, Doug Rice, Christian Rosen, David Schuler, Cheri Slee, Joe Vogel, Attorney Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook

Present: Curt Campbell, Randy Curless, Scott Givens, Patty Godfroy, Christian Rosen, David Schuler, Cheri Slee, Joe Vogel, Larry Thrush, Mike Howard, Libby Cook, Todd & Heather Custer, Chad Vigar, Gary Rhodes - Franger Gas, Mark Frantz, Herb Ringel, Bev Elshire, Denny Elshire, Della Davidson, Melody Heister, Chris Heister

Scott Givens, Chairman of the Board opened the meeting of the Wabash Co. Plan Commission Board at 7:00 pm on Thursday, September 6, 2018. Mr. Givens asked if there was a motion from the Board to approve the minutes of the June 7, 2018 meeting. The motion to approve was made by Cheri Slee, this was seconded by Christian Rosen, the motion carried.

Mr. Givens: The first item on the agenda is SE #4, Chad Vigar for a pond in Lagro Township.

Mike Howard: Mr. Vigar put in a pond on his property located at 1360 E 500 N, Urbana. Mr. Vigar was not aware of the permitting process for a pond, so the pond has already been established. Mr. Howard reviewed orthos of the property which is approximately .9 acres; the estimated water surface of the pond is about 1/8 of an acre. Victor Treska was the contractor for the pond. A variance from the property line setback will be required, he has stated that he is about 15 feet from the property line; It appears that is to the water table as opposed to the bank of the pond. No variance from the road setback is necessary. There is no floodplain area, there is no flowage easement. Mr. Howard gave dimensions of the pond and dam and that the overflow drain is two 4 inch schedule 80 PVC pipes which drain by following the contour to the

land to a drainage tile. Maximum pond depth would be about eight feet. There is no emergency overflow. Approximate watershed into the pond they list as 1.25 acres. No geothermal feed. The distance to the nearest certified drain is approximately 365 feet. In addition to the special exception this will require a variance for the property line as our requirements are 100 feet from the property line and he is right up on the property line.

Mr. Vigar: I apologize for having it dug before, I wasn't aware that I had to get these permits. I did get my dig tickets when I talked to the contractor that was building it. He actually did push some of the dirt over the property line. I have talked with the farmer about going in after harvest and cleaning it up.

Mr. Howard: This did go before the county Drainage Board; the minutes of the drainage board indicate that they took no action on this other than to acknowledge receipt of the information.

Mr. Givens asked Mr. Herb Ringel if this will be a problem with farming (Mr. Ringel owns the farm ground surrounding the Vigar property).

Mr. Ringel replied that it depends on how much overflow there is on the drainage. Right now I don't see a problem but down the road there may be.

Mr. Givens: I didn't know if that is an area that actually accumulates more water than is needed and if it would help to take off some of the water.

Mr. Ringel: By the way the pond is constructed I don't know that there would be an excess of water in it. It would depend on the amount of rainfall. I need to take another look at it.

Mr. Vigar: The last heavy rainfalls that we have had, I noticed and I have lived there 7 years, that it runs mostly in the middle of his field, veering away from my house and down through his field and across to his tile there in the center of the driveway. If any water was to run down it wouldn't come close to the pond, it ventures a path that he has gotten out and drains out into the field.

Mr. Givens: You are not well feeding this pond?

Mr. Vigar: No, it is probably 5 - 5 ½ feet deep right now.

Mr. Givens: How deep is it, 8 feet?

Mr. Vigar, yes probably, the drain pipe is probably another 2 feet up.

Mr. Givens: If it is not full this year, I am not sure you will, in the spring I guess you could.

Mr. Vogel: Where are the drains located at on the pond?

Mr. Vigar: It is on the far south east corner, I made it so that it would run with the rain water the way the path is now.

Mr. Vogel: Does that go across the field?

Mr. Vigar: It goes out through the field, I am not sure maybe Mr. Ringel could tell you how the tile is. Most of it ends up down that first front field there, and out to his drainage. It goes underneath the driveway in 12 - 16 inch tile under the driveway and it goes off to the west.

Discussion continued by Mr. Vigar and Board members concerning maps and ground contours of the property.

Mr. Vogel recommended making a note to apply to this Special Exception that if it causes a problem for the surrounding farm ground that we (the PCB) might come back and require him to put a tile in and catch that water from those two outlets and get it underground to go to the main tile. Would that work Cheri (Slee), Verses creating a wet hole out there on the adjoining property owner?

Mrs. Slee: It could, it may not happen.

Mr. Vogel: It may not happen, but I think it needs to be in the minutes that we addressed that and if we approve this that we approved it with that stipulation that we may come back later and ask him to put a tile in if it causes a problem.

Mr. Rosen: Is the outlet big enough, how big is the outlet Mr. Ringel?

Mr. Ringel: I believe it is 12 inches down there.

Mr. Vigar: if the tile does overflow it is usually gone in a half hour, usually in a matter of a few minutes.

Mr. Rosen: I will make a motion that Mr. Vigar and Mr. Ringel work together and this proceed to the BZA with a favorable recommendation.

Mr. Howard reminded the Board members that this meeting is just a preliminary hearing and just seeking a favorable recommendation to proceed to the Board of Zoning Appeals ls. I agree with the board that Mr. Vigar and Mr. Ringel need to work together to come up with something that they both are happy with and that be presented at the next meeting. As part of the stipulation, I agree that if it becomes a wet hole for the farm field that they need to do something with it.

Mrs. Slee: Please note that if you do need to put in a tile that you must come to the drainage board to get permission to tap into the drain.

Mr. Vigar: Okay

Mr. Givens: we have the motion made by Mr. Rosen for Mr. Vigar and Mr. Ringel to work together, and proceed to the BZA with a favorable recommendation, do we have a second? The motion was seconded by Mr. Vogel, the motion carried.

Mr. Howard reminded Mr. Vigar that the next hearing will be the Board of Zoning Appeals on Tuesday, Sept. 25 at 7:00 pm.

Mr. Givens: Next on the agenda is SE #5, Randall and Della Davidson, seeking a permit to place a mobile home on their property in Lagro Twp.

Mr. Howard: The Davidsons live at 5030 E 500 S, Wabash. They have a 5 acre parcel. They are seeking to place a mobile home on their property for their daughter Melody Heister to live in due to health reasons for Mr. & Mrs. Davidson. Due to a misunderstanding and not understanding the process we ended up having to go through court for this. It was determined in court that they would be given the opportunity to meet before the Plan Commission and request permission to place the mobile home there. Mr. Howard shared photos of the mobile home and asked Ms. Heister about the dimensions of the home.

Melody Heister: I believe it is 12 x 60; it is smaller than the usual mobile home. I couldn't find anywhere that it said the actual size.

Mr. Howard: Some issues that were brought up in the court case involving this request were: the county Ordinance requires a minimum size ground floor square footage of 800 square feet; this would only be 720 square feet. They would need to apply for a variance along with the Special Exception to be less than 800 square feet. To meet the requirements the Ordinance also requires a gable roof, I have looked at this unit and it doesn't have a gable type roof, it doesn't have a flat deck roof like a lot of the older mobile homes have, this is a dome roof, I told them that it is probably something we could work with. This issue would also require a variance. Mr. Howard then asked Ms. Davidson if she had obtained any costs for running electric service to the mobile home.

Melody: No, I wasn't sure that I had to do that yet. I have been working on the septic permit, I drew up my own septic map and took it to Jennifer (Scott), she approved it but wanted to wait to see what was going to happen here she said that she had spoken with you (Mr. Howard) on the phone.

Mr. Howard, The plan or the drawing was approved; Jennifer said that she would hold issuing the septic permit approval until such time that it was reviewed by this Board to avoid any extra expense to the family if this Board didn't approve the application. You are planning to do the septic installation yourself with the supervision of Jennifer?

Ms. Heister: Yes, she is going to come out. We have already got the cost on the tank. She is going to come out and make sure it is done right.

Mr. Howard informed the Board that the property was quite a mess when the Davidson's bought it, they have done a lot of work cleaning it up, but there is nothing in the ordinance that says that they can go ahead and do this just because they cleaned up their property and they understand that, that is not part of the equation. He then asked the family, who will be living in this home?

Ms. Heister: Myself, when I got this I got the permit all confused, in my head I was thinking yes, I've got this. I wasn't planning to move into it right away, but my mom and dad are having health issues and this way I can be right there. That way I will be right there for emergencies.

Mr. Howard: Ms. Heister did get a permit to move the mobile home; however she did not have a permit to place the mobile home on the property. There was some confusion there. She couldn't move to the property until it was officially approved by us. One of the things I would like to make sure that Ms. Heister understands is that if this is approved you cannot live in the mobile home until the septic system is done and connected and the electrical has to be in and working. You have drilled the well, the well is already there?

Ms. Heister: The well is already there, it is not hooked up, and it is capped off right now.

Mr. Howard: If this is approved there will be conditions applied to it. The conditions would be that you are the only person living there and it cannot ever become a rental, you can't rent it out to anybody. If for some reason mom and dad decide to sell the property and move, the mobile home has to be removed from the property before the property can be sold.

Mr. Givens: So this parcel could never be split.

Mr. Howard: We could say no further splits of this 5 acre parcel.

Mr. Givens: I would make sure that is in the conditions.

Ms. Heister: So that means if they were to deed it to the kids they were going to divide it into 4 sections, they wouldn't be able to do that? Is that what you are saying? That won't happen until they pass.

Mr. Howard: First of all if you try to split it into 4 parcels you would be violating the Health Department ordinance, the minimum parcel size for a residence is 1 1/2 acres.

Ms. Heister: That side is over there on that side.

Mr. Howard: What I am saying is that you can't divide 5 acres into 4 parcels and have 1 ½ acres in each parcel. So you could not have 4 lots for residences there.

Ms. Heister: So maybe 3 then, so they wouldn't be able to part it off where the trailer sat? Is that what you are saying?

Mr. Howard: That is for the Board to decide now, one of the things we do say is no further splits of the property. Certainly if you wanted to do that you would need to come back before the Board at a time when you know who would own those lots. For right now I would want to stay with no further splits of the property.

Mr. Vogel: Are you going to put in a new drive to the trailer or are you going to share the existing driveway?

Ms. Heister: Dad would like to have a separate drive to the trailer, to the west. It would be along the property line to the west.

Mr. Vogel: When you pull out from parking at the trailer you will go out to your parent's driveway?

Ms. Heister: No.

Mr. Vogel: So you will have your own driveway to the road?

Ms. Heister: That is the plan anyway.

Mrs. Davidson: For a while we will be sharing a driveway because you can drive across to our driveway and out to the road.

Mr. Vogel: If you put in your own driveway from the road you will have to deal with the county side ditch and flow of water.

Ms. Heister: I wasn't sure if I had to have my own driveway.

Mr. Vogel: No, you don't.

Mr. Vogel: So they want a favorable recommendation to go to the BZA?

Mr. Howard: Yes, however my concern about this as we have proceeded with this is the cost they have in front of them and the time to get everything done to move in to the mobile home. With the cost of the stone and the renovation, I don't want to see this become something that 3 years down the road that we still have the trailer sitting there and things not completed to move into it, that is a concern to me.

Ms. Heister: I talked with Jennifer Scott (Health Department); our plan is to have the leach field done before January. Our plan is to have the septic done by January, the

tank is \$800.00. I have some friends that have offered to help me. If I do get approved I can hurry things along.

Mrs. Davidson: The electric work shouldn't be too costly.

Ms. Heister: Now that we are going through all this if it does get approved I want to move through this pretty quickly so I can move in there. My dad recently had a heart attack and isn't doing too well so I would like to get it done quickly.

Mr. Givens: Does our county require a licensed person to install septic systems? You can't just have anybody come and put your septic system in.

Ms. Heister: Jennifer said that she was going to come out and help, pretty much guide us. Before we start digging she is going to tell us where to start digging and stuff like that. For the most part we have it pretty much down what we are doing, but she told us that we can do it ourselves.

Mr. Campbell: When you say digging, are you going to be doing the digging or are you going to hire someone else to do that?

Mrs. Davidson: My husband has a backhoe and she (Melody) knows how to operate it.

Ms. Heister: I am very confident that I can get this done. I am in college and get \$1,500.00 about every three months that is how I have been moving along is with my student loans.

Mr. Vogel: We are basically using conditions of an accessory use, if she moves out the trailer has to go. You said that she is the only one that can live in the trailer, her and her family, if mom and dad would sell the farm or divide it up, it has to go, and it can't be sold as a two family residence on the 5 acres. I guess if we go to the next Board and put conditions on it that it is just for her and her family and if for some reason mom and dad would move and you would move into the house then the trailer would have to go, no one else could live there. There are no splits of the property the 5 acres are kept together; the trailer can't be split off. It can't be sold as two residences on the five acres. That if we put stipulations that Ms. Heister is the only person that can live in the trailer. Can we put a nine month time limit on getting this done or the trailer has to be moved?

Mr. Campbell: She can't live in the trailer until these conditions are met; I think that is what Mike was concerned about that it might take a while.

Mr. Vogel: She can't move into it until it is livable. She is going to do that this fall yet, can we put on here that it has to be done in 9 months or the trailer has to be removed. That would give you time to get your wiring and septic done.

Ms. Heister: Yes.

Mr. Howard: I think it is just a matter of what the Board thinks is a fair time limit is ok with me.

Mr. Vogel: I guess that is a workable solution. We haven't had a public hearing yet to hear if there are any concerns from neighbors. At least it gets it to that point, it is not a guarantee.

Ms. Godfroy: June would be nine months.

Mr. Vogel: Everything has to be done by June 30th, 2019. You can't move into it until everything is done.

Ms. Heister: Do I need to come back to the Board for electrical work, any permits, or any certain thing that I need to be doing?

Mr. Givens: You will need to check with REMC to see what the cost would be. I think there might be a lot more cost involved than what you are thinking.

Ms. Heister: I do have all the cost of the septic written down, everyone told me how expensive it would be and it would be if I were hiring it done.

Mr. Howard: You don't need to come back to the Board for that.

Mr. Givens: Recommended that Ms. Heister get all costs in writing to make sure this is all doable.

Ms. Heister: I do have all the cost of the septic written down; I don't have the electric costs yet.

Mr. Vogel: Did you put in a new well?

Ms. Heister: Yes

Mr. Givens: Had a question about the soil samples.

Ms. Heister: Gary Hudson did the soil samples. If I don't get approved I am not going to put out any more money than I have to, but if I get approved I want to get started on the septic. It would be about \$1,200 - \$1,500 for me to do it myself. Jennifer Scott said I don't need any stone. I am pretty confident I can do this myself.

Mr. Vogel: Recommended that Ms. Heister wait until after the BZA meeting on Sept. 25th to know that she is approved.

Mr. Campbell made a motion that we move ahead with stipulations that we discussed. This was seconded by Mr. Vogel. Mr. Givens said we will go ahead with the June 30, 2019 timeframe. The motion carried.

Mr. Howard reminded Mrs. Davidson and Ms. Heister that the next hearing would be before the Board of Zoning Appeals on Tuesday, Sept. 25 at 7:00 pm. A letter noting all the conditions and stipulations to be reviewed during the BZA meeting will be sent to Melody so she can be prepared for the 9/25/18 meeting.

Mr. Givens: The next item is SE # 6, Todd Custer for a campground in Chester Township.

Mr. Howard: The Custer's have 6 1/2 acres in the Liberty Mills area between the town of Liberty Mills and the Eel River. They would like to put in a campground and possibly a canoe launch and rental. Todd has brought some more information for the Board to review. They have talked with the Dept. of Natural Resources as far as the Division of Fish and Wildlife and have received back from them what the requirements would be for that part of it. This area is totally in a floodway. As a reminder for this Board, the County Plan Director is the Floodplain Administrator for the county but this is a floodway so this is all state controlled and permitting in a floodway is not actually part of our process. There are only three things in it that pertain to us. The Custer's are talking about tent type camping only, there will be no RV's on the property; For our ordinance you can actually set an RV in a floodway to camp in as long as it is not there for longer than 180 days, but our ordinance does not address tents, just RV's. Per our ordinance a campground is permitted in an Ag zone. I will turn it over to Todd.

Mr. Custer: We have met with the DNR, IDEM, and Army Corp of Engineers for early co-ordinations. They have basically given us thumbs up. We just want to be sure we can get the Special Exception through the county before we invest more money into this. I have additional photos and drawings of what our design is, it will be primitive only, tents only, no RV's or campers or anything of the sort. We are just requesting the Special Exception for that.

Mr. Campbell asked if this would be geared more to having groups come out to stay there, who will be using this?

Mr. Custer: It will be open to the public, anyone that wants to come pitch a tent and rent a campsite. We also plan on running a canoe rental business besides this. It would be for groups or individuals.

Mr. Campbell: Will there be showers and facilities?

Mr. Custer: Not right away. That is a big investment and we are not sure how well we are going to do. We don't want to invest that kind of money until we see what kind of feedback we get and what kind of revenue it will generate. We would love to eventually be able to put in some restrooms and showers.

Mr. Vogel: What will you do for restrooms?

Mr. Custer: We will have Port-a-Pots.

Mr. Howard: I have talked to IN State Dept. of Health, and talked to them a little bit about how a septic system would work in a floodway because it was always my understanding that you just don't put a septic system in a floodway. There are some conditions under which they could do such, these may be cost prohibitive. I have asked about the use of the port-a-pots in the case of a large rain or storm how do you secure these, I don't have a response back. I feel comfortable with the work that Todd has done, checking into this and that he has every intention of following state regulations.

Mr. Custer: There was a farm on the property, probably back in the 1950's. There was a septic at one time on it; I don't know when these laws would have come into effect. There are some old foundations on the property we have never personally seen any of these under water, not to say that it couldn't happen.

Mr. Vogel asked if the parking area is in the floodway.

Mr. Custer: Yes, the entire area is floodway. Members reviewed maps of the parking area. There will be a main drive through the campgrounds with pull-offs at each site. The parking area will just be for the canoe rental.

Mr. Vogel asked about the canoe rental, would the state let them keep the canoes down there during the week?

Mr. Custer: We won't do that, they will be on a trailer and secure for insurance reasons. We have a trailer and a minibus that we would transport the people and canoes to their launch site, anywhere between Colomer and State Road 15.

Mr. Vogel: Most people would come in on Friday night for the weekend?

Mr. Custer: We both have full time jobs, so to start with we plan to be open on weekends only to start out.

Mr. Vogel: If you start there and clear the paths you probably have a base there.

Mr. Custer: Yes. There is an old driveway that runs through there. There are actually levees that run down both sides of our property. On the east side there is an old mill race, it has some breeches in it and we feel that once we fix that our property should be less prone to flooding. We won't say that it won't but it should be less prone to it.

Mr. Vogel: I don't have any problem with your plans but how will you be prepared to handle the possibility of flooding.

Mr. Custer, We will keep a close eye on it, possibly an early warning detection system somewhere up river. The DNR has a good site to watch the conditions. Our property doesn't flood until the river reaches 11 or 13 feet. I think it is 13 feet before it inundates

our property. Once we put some drainage in it should drain rather quickly. I think the flood level for the Eel River is at 9 feet.

Mr. Vogel: Another farm property had about 2 – 2 ½ feet of water after a recent storm. When that happens do you have any problems?

Mr. Custer: Only up to the one levee. Because of the breeches in the levees if it comes up that is when it starts inundating the driveway. I believe it was in March that we had the highest water levels that I have seen and it came over in areas that we couldn't stop.

Mr. Vogel: The reason I am being a little hesitant and questioning if we approve this then the county is kind of giving their approval. If you would have a catastrophe I am looking at not just your liability but the whole county's liability. A lot of people do canoe the Eel River and it could be a big boost for the county.

Mr. Custer: We do have a very robust liability waiver on the canoe side and we plan to on the camping side too. We do plan on having some riverside campsites.

Mr. Vogel: I think you have a good idea, maybe not the best location, but it is what you have. I wasn't aware that there were the two levees on the property, but at least there won't be people camping right up along the river.

Mr. Custer: We do want to capitalize on this beautiful piece of ground. If you look at the maps you will see that there will be campsites along the river.

Mr. Campbell: It sounds like IDEM and DNR will be doing most of the approval. What do we need to do?

Mr. Howard: From us, things would have to be anchored down. Picnic tables, fire pits, anything like that. I think we are okay as long as he meets those requirements. It is DNR controlled and I think we are okay as long as he meets those requirements.

Mr. Givens: He still has to go before the BZA?

Mr. Howard: Yes, it will include a variance for the setback to be less than 100 feet from the road.

Mrs. Slee: I just want to make sure there is good access to the property. The county highway has had to split the guardrail?

Mr. Custer: The County did come up last year and open up the guardrail. We do need to put in some gravel; it is kind of steep right now. It is nice and wide, we will have a good view at the road. They did a great job opening up the guardrail for us.

Mr. Vogel: You do understand that you can't park along the road?

Mr. Custer: I understand. We did talk with Stine Tire across the river there is an empty farm lot, he is a good friend of mine we have talked with him and I am sure if we needed it, we could use it.

Mr. Givens: I am looking for a favorable recommendation to the Board of Zoning Appeals. Randy Curless made the motion; this was seconded by Mr. Campbell. The motion carried.

Mr. Howard reminded Mr. Custer that the next hearing would be before the Board of Zoning Appeals on Tuesday, Sept. 25 at 7:00 pm.

Mr. Givens: Next on the agenda is SE #7, Denny & Beverly Elshire for a pond in Waltz Township.

Mr. Howard gave a description of the Elshire property located at 1856 W 925 S in Waltz Twp. where they would like to build the pond. There is a flowage easement on the property. The Elshire's have worked with the Army Corp of Engineers and their site plan has been approved.

Mr. Elshire: We have been waiting to clear land until we get the permit that is why we don't have exact measurements for the pond.

Mr. Howard reviewed the property and specs for the pond and the dam. The contractor will be Mr. KC's. Basically the pond water surface area will be approximately 2 acres. There are no property line variances required. The area has partial floodplain and partial flowage easement within the area of the pond; those have been taken care of by the Army Corp of Engineers. Mr. Howard gave other specs of the pond. A copy of the request was submitted for the Drainage Board to review. I don't know if they have had a chance to review it but no additional information has been requested.

Mr. Campbell: Are there any variances we need to look at?

Mr. Howard: No, he meets all the setbacks. He has his documentation from the Army Corp.

Mr. Vogel: Does the floodplain come up to the roadway?

Mr. Elshire: Yes

Mr. Vogel: You could put a home on the property?

Mr. Elshire: Yes, quite a bit of our property is not in the floodplain.

Mr. Vogel made a motion to give a favorable recommendation to the Board of Zoning Appeals; this was seconded by Randy Curless, the motion carried.

Mr. Givens, next on the agenda is SE #9, Franger Gas, for LP tank placement in Noble Township.

Mr. Howard: Franger Gas is based out of Akron, they are requesting to put in satellite tank storage at 117 N St. Rd. 15, Wabash (north of Triple LLL Trucking). They have purchased 1.019 acres of ground from Haupert Family Enterprises to place two 35,000 gallon tanks and a pumping station.

Mr. Givens: Do Hauperts own the driveway?

Mr. Howard: They do have a 50 feet ingress / egress.

Mr. Vogel: You are sharing a drive so no other entrance will be on St. Rd. 15?

Mr. Rhodes (Franger Gas Rep.): Yes we are sharing; our delivery trucks will fill from these.

Mr. Givens asked if the area will be fenced.

Mr. Rhodes: Yes, it will be fenced and crash protection will be installed per state requirements. We still have to do state permitting and site plans.

Mr. Givens asked if there were any questions for Mr. Rhodes.

Christian Rosen made the motion to give a favorable motion to the BZA; this was seconded by Mr. Campbell. The motion carried.

Mr. Givens: next on the agenda is Vicki Manley, unsafe premise, Lagro Township. Ms. Manley is not present tonight.

Mr. Howard: An unsafe premise notice has been sent to Ms. Manley with notice to appear tonight to discuss the order with the board and a deadline of September 22 for demolition of the residence. Ms. Manley is not present tonight. If we do not hear from her we will proceed.

Mr. Givens: Next on the agenda is Sherman Gray to discuss setbacks for the Wabash River Trail. Mr. Gray is not present tonight.

Mr. Howard: Mr. Gray had asked about setbacks for trails, we have not found anything about setbacks for trail systems. We have found setbacks pertaining to how close something can be built in relation to the trail. I have looked at possible trail routes; to create a standard setback really doesn't work in each area. I don't think we want to establish a setback for the trail. We could look at individual cases. I have looked at several articles on trail design and found nothing.

Mr. Givens asked if there are there any questions or comments, there being none it was decided to go with Mr. Howard's recommendation to look at individual cases. The next item on the agenda is residential development.

Mr. Howard: With recent issues we have talked about tiny homes. We need to consider some policy on smaller homes. Not park models on wheels, but smaller homes. I think maybe in our mobile home parks.

Another was we could do it with the ordinance would be to do variances.

Mr. Campbell: Campgrounds where people stay all summer is that what we are talking about?

Mr. Howard gave examples of codes and what applies.

Mr. Campbell asked about the sheds we see people are putting in their back yards.

Mr. Howard: They don't meet building codes. I don't think we want to start permitting such. What is the longevity of these structures?

Mr. Givens: Next on the agenda is the mow/weed ordinance.

Mr. Howard: Everyone has a copy of the ordinance, I would like for you to read it and we will discuss it at next month's meeting.

Mr. Givens: next is Ag 1 / Ag 2 zoning.

Mr. Howard: In reviewing the ordinance regarding residential building in agricultural zoned land we have stated that building would be permitted in Ag 1 and Ag2 zones only if you meet the requirements of the point system. My question is, should the point system apply only to non- agriculture or residential building in Ag 1 zones, prime farm ground?

Mr. Givens: I wouldn't do it for the Ag 2 Zone.

Mr. Howard: It would just be a matter of taking out the wording for Ag 2 zone in the draft ordinance.

Mr. Vogel: On the mow/weed ordinance a question about unincorporated areas of the county, if it is worded like this somebody could complain about an area out in the rural county.

Mr. Howard: Note paragraph 4 of the ordinance.

Mr. Vogel: That takes care of it.

Mr. Howard asked if for a consensus on the Ag 1 / Ag 2 concern. All members of the Board responded that the point system should apply only to Ag 1 land.

Mr. Givens: The next item for discussion is the Parcel Review Committee.

Mr. Howard: Nothing to report.

Mr. Givens: Next is discussion on trail setbacks and the WRT lot.

Mr. Howard: The Wabash River Trail organization has obtained the Shirley Marshall property in the town of Lagro. They have begun working on a parking lot and will be putting in a small building.

Mr. Givens: The next item on the agenda is the proposed 2019 budget for the Plan Commission Office.

Mr. Howard shared the proposed budget.

Patty Godfroy made a motion to approve the proposed budget; this was seconded by Mr. Vogel, the motion carried.

Mr. Howard gave the following updates:

- The Kowalcuk property in Lagro, they have moved out of the utility shed, the next step will be to get the shed removed as it has not been permitted.
- Moser property in Urbana, no work has been done to the property at this point.
- I have received 3 permits in the mail for permitting at Westplains Mining, for levees for a rail line.
- Paul Hayden with the historical group has expressed an interest in the property at 200 w and 400 N it has been mowed and cleaned up.
- I have not heard any recent updates from Cass or Miami County about the legal issues they are having on wind farms.
- Showed board members a video clip "What a Waste of Energy".

There being no further business Mr. Vogel made a motion to adjourn the meeting, this was seconded. The meeting adjourned at 8:50 pm.

*Libby Cook
Secretary, Wabash County Plan Commission Board
mth*