

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION
BOARD MEETING MINUTES

December 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, Cheri Slee, Larry Thrush, Mike Howard, Libby Cook, David Wamsley, Marty Crosslann, Jeff Dawes

Board chairman, Scott Givens called the December 6th meeting of the Wabash County Plan Commission Board to order at 7:00 pm. Mr. Givens asked if there was a motion to approve the minutes of the October 4, 2018 meeting. Cheri Slee made the motion to approve the minutes as written; this was seconded by Christian Rosen. The motion carried. The first item on the agenda is Kevin Proffitt requesting to operate a gun smith business in an agricultural zoned area of Lagro Township.

Mike Howard informed the Board that Mr. Proffitt has asked that his request be heard by the Board in 2019.

Mr. Howard gave the Board the following updates:

- Complaints in the county:
 - Kowalczuk property in Lagro, per court order the utility building has to be removed from the property. Mr. Kowalczuk requested 90 days to remove the building, I recommended 30 days which is what the Judge ordered. January 4th, 2019 is the date we go back to court that day.

- Lester Cleaver property located at 400 N and 200 W, house is a historical building, we are working with a local historical group to do something with the building.
 - The Manley property in Lagro, we have issued an unsafe premise order on the house. We have been working with the Town of Lagro on this property. The structure is not secured a window and door keep getting broken, it is a block structure and does appear to be sound. The town of Lagro is working with some prospective buyers of the property.
 - Moser, Shelton and Harney properties in Urbana, we have worked with Mr. Thrush on filing unsafe premise orders on all three and working on proceeding with trying to demolition all three at the same time.
 - The Hackworth property at Disco, there were 2 or 3 utility buildings on the property and a camper on the property. Ms. Diana Blankenship and her son living in the camper. We had given them a date of the end of October to no longer be living in the camper. They did get permits for two of the utility buildings, at this time two of the buildings have been removed. They would like to apply for a SE for a mobile home on the property for Ms. Blankenship and her son to live in. I have talked with them about the SE process. They were reminded that they could not be living in the remaining utility building and have signed a document stating that they are not living in the utility building and that the camper is no longer there.
 - Last month I attended the Town of LaFontaine Board meeting. They are working to be more involved with their town and the planning. They do have one property they have asked us to file an unsafe premise order on. I have taken the paperwork to Mr. Thrush to proceed with this.
 - The property in Liberty Mills, the property is being looked into.
 - Property on Cement Ave in Lagro, an unsafe premise order has been issued on the mobile home.
- Mr. Howard asked the Board members for their input on the extension of a new home permit for the Ileen Silvers property in the town of LaFontaine. The Silvers appeared before the Board of Zoning Appeals seeking a variance from the property line setback, this request was denied. The permit has been extended for 1 year from November 10, 2018 (will expire 11-10-2019). Mr. Howard asked the Board if they are in agreement with him that the exterior of the new home has to be completed within that year (roof, siding, doors, windows, the structure must be completely enclosed by 11-10-2019.) Board members agreed that the exterior should be completely finished within the 1 year extension time frame. Mr. Howard stated that he would send a letter to Mr. Doyle Silvers informing him of this.
- Discussion of the Todd Custer Special Exception (September 2018) request for a campground in the Liberty Mills area, this area is in a floodplain. It was

determined at the September BZA meeting that there were several documents and processes that needed to be completed as far as State permitting before our Board would make any decision on it. It was decided to continue the matter to give Mr. Custer time to get all the paperwork in place. At this time we have not had any contact from Mr. Custer.

- Ordinance draft, Mr. Thrush is reviewing the draft. The mow/weed ordinance has been put into the original draft, Section 4.7, Mr. Howard asked that Board members to look through this and see if there are any changes/suggestions they would like to make.
- In the CFO a person could come before the Board of Zoning Appeals and ask for a variance for a setback. I would like to recommend that if someone comes in to the office asking for a variance of this nature that the neighboring property owner would have to sign the CFO Declaration stating that they are in agreement with the variance, otherwise the variance request would not go before the Board of Zoning Appeals for a public hearing.
- Parcel Review Committee, we are still working on this. County Attorney, Steve Downs has reviewed the ordinance and is now reviewing the rules of procedure.

Mr. Howard then recognized Scott Givens for his 12 years of service to the Wabash County Plan Commission Board, representing the County Commissioners on the Board. Mr. Givens has served as the Chairman of the Board for the past 4 years and was presented with a plaque for his service. Mr. Howard then introduced Jeff Dawes, who will be the new County Commissioners representative on the Plan Commission Board beginning in January 2019.

Mr. Givens asked if there was any further business or comments from the audience, there being none he asked for a motion to adjourn the meeting. Christian Rosen made the motion to adjourn; this was seconded by Randy Curless. The meeting adjourned at 7:30 pm.

Libby Cook
Secretary, Wabash Co. Plan Commission
mth