

*WABASH COUNTY PLAN COMMISSION*

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**WABASH COUNTY PLAN COMMISSION**  
**BOARD MEETING MINUTES**

**APRIL 4, 2019**

**Wabash County Plan Commission Board  
Wabash County Court House  
Wabash IN 46992**

**Board Members: Curt Campbell, Randy Curless, Jeff Dawes, 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, Christian Rosen, Jeff Dawes, Cheri Slee, Mike Howard, Libby Cook, Stan Baszczak, Richard Barker, Ronald E. Daymude, Mitchell Oetken, David Wamsley, Marty Crossland, Lois Schultz, Marianne McAllister, Jerry Dunn, John Wendt, Donna Wendt**

The April 4<sup>th</sup> meeting of the Wabash County Plan Commission Board was called to order by Chairman, Randy Curless at 7:00 pm. Mr. Curless asked if there was a motion to approve the minutes of the March 7<sup>th</sup> meeting. Jeff Dawes made the motion to approve the minutes as written; this was seconded by Christian Rosen. The minutes will stand approved as written. Tonight the Board will be continuing our discussion on the County Ordinance Draft.

Mike Howard presented the Board members with a copy of the CFO Ordinance draft with the proposed changes. Board members reviewed and discussed the suggested changes before proceeding to vote. The vote was taken by a motion, second, and those in favor or those opposed on the individual changes, in the case of an opposing vote a roll call vote of the membership would have been conducted. For a complete listing of the changes that were voted on please see the attached copy of the WABASH COUNTY CONFINED FEEDING OPERATION (CFO) ORDINANCE (DRAFT). All proposed additions are indicated in red print, any wording being removed is indicated by a black strike through mark. Following discussion by Board members on each item being presented the following changes were made to the wording:

Page 6 6.25F Agriculture Zoned Setbacks

C. Remove the words “property line”, add the word “structure”.

D. Remove the words “property line”, add the word “structure”.

Page 7 6.25G Existing CFO

Change wording from “must be granted approval” to “must be approved”.

Page 7 6.25G, Section A

4. (b.) Change wording from “next generation” to “subsequent generation”.

With the implementation of the changes listed above Board members voted on each proposed change. All proposed changes to the CFO Ordinance draft were unanimously approved by the Wabash County Plan Commission Board.

Mr. Howard then gave the Board an update on complaints:

- The Court hearing that was scheduled for today (April 4<sup>th</sup>) regarding the David Moser property in Urbana has been postponed until May 1<sup>st</sup>.
- Working on the Bullard property in Lafontaine, public notices have been printed in the newspaper; the time limit has expired on the unsafe premise order so we will be seeking a court order to have the structure razed.
- The Shelton property in Urbana, due to the fact that we have not been able to reach Mr. Shelton we were required to publish 3 legal notices and allow 30 days after the third notice for a response, this time has expired as of today. I will follow up with Mr. Thrush on the unsafe premise order then we can proceed with having the demolition completed.
- In 2017 we started working on a complaint regarding the Norag facility in Speicherville and the improper storage of grain and the condition of the structure after 2 fires. 2018 seemed to be a pretty good year for them, but in 2019 we are back to where we were. I have checked with IDEM, they said they had been assured that the area would be cleaned up within two weeks, that has been approximately 5 weeks ago and there is still quite a bit to be cleaned up. I have been in contact with IDEM about two weeks ago to let them know that only about 25 % of the clean-up has been done. I feel the facility out there; we have got to get something done about it. It is in total disrepair, the structures are not safe. I have been in discussion with IOSHA regarding the property. I went out and took numerous photographs of the property. I submitted the photos to IOSHA on a complaint register form, at this time I have not heard back from IOSHA but hopefully IOSHA will do something about it.

Mr. Howard informed the Board that Mr. Todd Custer is continuing to work on his permits for a campground in the Liberty Mills area.

Mr. Curlless then opened the floor up to any questions or comments from the audience. Mr. David Wamsley asked when the changes that were passed tonight would become effective. Mr. Howard explained that he would have to re-write the ordinance and then it would have to be put on the docket to go before the County Commissioners. Mr. Wamsley asked if that would be sometime in the near future. Mr. Howard stated that it would depend on whether the Board wanted the

changes discussed tonight to be instilled now or do they want to have it included in the County Ordinance Draft. Mr. Curless asked for discussion on the matter, do we want this to come with the new County Ordinance or go ahead and get this before the Commissioners and get it implemented. Mr. Campbell made the motion to get this taken care of now. Mr. Curless stated that we have a motion to make this a stand-alone and go before the Commissioners; this was seconded by Mr. Dawes. The motion passed unanimously, the revised CFO Ordinance will be presented to the County Commissioners separate from the Wabash County Ordinance. Mr. Howard said that he will check with Board Attorney, Mr. Thrush on proceeding with this. Mr. Wamsley asked what publications the legal notices are published in; Mr. Howard explained the procedure and informed him that the Plan Commission uses the Wabash Plain Dealer and the N. Manchester News Journal.

Mr. Wamsley thanked the Board for their time and thought that they have put into the CFO Ordinance.

There being no further business Mr. Curless asked for a motion to adjourn. Christian Rosen made the motion to adjourn the meeting; this was seconded by Cheri Slee. The meeting adjourned at 8:35 pm.

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