

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 **SEPTEMBER 24, 2019**

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, Jerry Younce, Dan Dale, Larry Thrush, Plan Director Mike Howard, Libby Cook, Ronald Brown, Eric Bostwick, Tammy Truman, Rick Baker, Josh & Sarah Gaylourd

The September 24, 2019 meeting of the Wabash County Board of Zoning Appeals was opened by Board Chairman, Joe Vogel at 7:00 pm. Mr. Vogel asked for a motion on the minutes of the August 27 meeting. Jerry Younce made the motion to approve the minutes as presented; this was seconded by Mark Milam. The minutes will stand approved as written.

Mr. Vogel: The first item on the agenda is SE # 7 Eric & Tracy Bostwick for construction of a pond on their property located at 5310 E 500 N, Urbana, in Lagro Township, A 3.21 acre parcel. Mr. Howard gave an overview of the pond: the contractor will be Eric Bostwick (Earth Works); approximate water surface area will be ½ acre; they are seeking a variance from the west property line; there are no floodplain or flowage easement issues; approximate depth will be 10 feet; no geothermal feed; this has been reviewed by the County Drainage Board and received a favorable recommendation; the closest certified drain is approximately 1 mile to the southwest. Mr. Younce asked if this is all flat ground, will the pond just fill from rain water. Mr. Bostwick answered, correct and from his well. Mr. Vogel asked if there any further questions, there being none the Board proceeded to vote on the variance request. Mr. Thrush tallied the votes, the request was approved. The Board then voted on the SE request, Mr. Thrush tallied the votes; the Special Exception request for the pond was approved.

Mr. Vogel: The next item on the agenda is Josh & Sarah Gaylourd, SE #8 requesting to construct a pond on their property located at 7721 E 500 S, Wabash, Lagro Twp. Mr. Howard gave an overview of the pond: The Gaylourd's have a 3 acre parcel, the pond will be on the southeast corner of their property; the contractor will be Todd Kline; they are seeking a variance

from the property line setbacks, 40 feet on the east line and 20 feet on the south line, we have signed letters from the adjoining property owners stating that they have no objection to the variance; the pond will have an approximate water surface area of ¼ acre; maximum depth approximately 12 feet; no floodplain, no flowage easement they do have a small corner to the north of the property that has a flowage easement, I have talked with the Army Corp of Engineers and they have no problem with the pond; not a geothermal feed; small Rush Creek is approximately 1200 feet to the west. We do have signed documents from the neighbors to the south and east stating that they have no problem with the variance from the setback requirements. Mr. Younce asked the Gaylourd's how the pond will be filled; they replied rainwater, and their well. Mr. Howard stated that the Drainage Board has reviewed the request, they would request that the area to the south of the pond be built up, and otherwise they give the request a favorable recommendation. Mr. Vogel asked if there were any further questions, there being none the Board proceeded to vote on the variance request. Mr. Thrush tallied the votes, the variance was approved. The Board then voted on the Special Exception request, Mr. Thrush tallied the votes; the request for construction of the pond was approved.

Mr. Vogel: The next item on the agenda is Variance #10, Jason and Tammy Truman seeking a variance from the subdivision ordinance. Mr. Howard reviewed the application: the Truman's are asking for a variance from the sub division ordinance to make more than 1 sell/split of less than 20 acres in a 5 year period; the property is located in Lagro Twp.; requesting to split a parcel of 4.964 acres into two parcels, tract 1 having 3 acres (+/-) tract 2 would have 1.964 (+/-) acres; the entrance to the property would be approximately 60 feet wide, the remainder of the 3 acre parcel will sit behind tract 2. The Truman's are planning to put a new home on the 3 acre parcel and sell the 1.9 acre parcel with the existing house. There was a split of the property in 2017 so it has not been 5 years since the first split. Mr. Vogel asked if they will have clear vision both ways for the new driveway, Ms. Truman replied that they would. Mr. Dale asked if it would be a shared driveway with the other parcel, Ms. Truman replied no. Mr. Vogel asked if they had checked with the Health Department regarding the septic system, Ms. Truman stated that they had not yet. Mr. Dale asked if the septic system on the existing house would be okay with the new driveway. Ms. Truman stated that they have checked with Bunel's (Surveyor) and they thought it would be okay with where the new drive would be. There being no further questions the Board proceeded to vote, Mr. Thrush tallied the votes. Variance #10 was approved.

Mr. Vogel: The next item on the agenda is Variance #11, Ronald Brown. Mr. Howard gave a review of the request: Mr. Brown lives at 12882 N 700 W Silver Lake; the property is located in Pleasant Township and contains 30 acres. He is seeking a variance from the setback requirements for a structure from a secondary county road. Mr. Brown explained that he wants to add on to an existing barn to help reinforce the existing structure. Board members reviewed orthos of the property. There being no questions for Mr. Brown the Board proceeded to vote, Mr. Thrush tallied the votes. Variance #11 was approved. Mr. Brown was reminded that when he is ready to begin construction that he will need a building permit.

Mr. Howard informed the Board that Wabash County Attorney, Mr. Steve Downs, has the draft of the Wabash County Ordinance for review.

There being no further business Mr. Vogel asked for a motion to adjourn. Mr. Dale made the motion to adjourn; this was seconded by Mr. Younce. The meeting adjourned at 7:25 pm.

Libby Cook
Secretary, Wabash Co. Board of Zoning Appeals