

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House*

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## **BZA MEETING MINUTES** **DECEMBER 10, 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: Dan Dale, Joe Vogel, Jerry Younce, Mark Milam, Larry Thrush, Mike Howard, Teresa Bunnell.

Board Chairman, Joe Vogel, opened the December 10<sup>th</sup> meeting of the Wabash County BZA at 7:00 pm. Mr. Vogel asked for a motion on the minutes of the November 26<sup>th</sup> meeting. The correction will be made; Jerry Younce made the motion to approve the minutes. This was seconded by Dan Dale. The minutes will stand approved.

Mr. Vogel: The first item on the agenda is Todd and Diana Bitzer requesting a Variance from the subdivision ordinance to make more than one sell of less than twenty acres within a five year period.

Mike Howard: Mr. Bitzer resides at 9622 W 200 N in Huntington County and has property located in Wabash County. The parcel for the Variance request is located in Section 20, Township 28N, Range 8E, of Largo Township and the proposed new split is addressed as 7607 E 250 N. The original parcel of 24 acres had a 5 acre parcel surveyed out in 2006 but the parcel was never sold/transferred until 8/23/19 to Richard Robinson, that being the first split. The Bitzers' are now requesting another split of 3.925 acres from the remaining 19 acres. That would be the second split within five years thus requiring the Variance.

The original proposal shows a easement across the remaining Bitzer property to access the 3.925 acres. However the property owner to the south will be purchasing the 3.925 acres so the easement will not be required. The 3.925 acre parcel will be accessible through the Keith Hiatt property who will be purchasing the 3.925 acre parcel, so the parcel will not be landlocked.

It should be noted that if the 3.925 acre parcel were to sell to a non-adjoining property owner an easement would be required to access the parcel.

Board members reviewed the information and discussion was held with Teresa Bunnell from Bunnell surveying who completed the survey for the Variance application.

Mr. Vogel asked for a list of conditions to be considered for the Variance. Mr. Howard suggested the following: No further splits of the 3.925 acre parcel, the maximum of one – single family dwelling on the parcel, a minimum of 1400 square feet ground floor square footage for a new residence and no unlicensed vehicles are to be parked outside.

Mr. Vogel asked board members and Mrs. Bunnell if all were in agreement with these conditions. All approved the conditions as stated.

Chairman Vogel asked for any further discussion. Hearing none, he called for the board to vote on Variance # 15.

Mr. Thrush tallied the votes and the Variance was approved 4 – 0.

Mr. Vogel called for any other Business to be brought before the Board.

Mr. Howard stated that on 12/9/2019 the Commissioners approved the appointment of Patty Godfroy to serve on the BZA.

A list of names to date was presented to the board as possible candidates to fill the position of retiring board member David Schuler on the Plan Commission Board.

Having no other business to be brought before the Board, Mr. Vogel called for a motion to adjourn. Jerry Younce motioned to adjourn and Dan Dale seconded the motion. Meeting adjourned 7:25PM.

Libby Cook  
Secretary, Wabash County Board of Zoning Appeals  
mth