

# *WABASH COUNTY PLAN COMMISSION*

*Wabash County Court House*

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## **BZA MEETING MINUTES**

### **March 24, 2020**

#### **Wabash County Board of Zoning Appeals**

**Wabash County Court House**

**Wabash IN 46992**

BZA MEMBERS: Dan Dale, Patty Godfroy, Mark Milam, Joe Vogel, Jerry Younce, and Attorney Larry Thrush

Present: Joe Vogel, Mike Howard, Jean Schuler, on phone conference line Dan Dale, and Mark Milam.

The Wabash County Board of Zoning Appeals met on Tuesday, March 24, 2020. Board Chairman, Joe Vogel called the meeting to order at 7:00 pm. Minutes of the February 25, 2020 meeting were reviewed; Mr. Vogel asked if there were any corrections or additions, there being none he asked for a motion on the minutes. Dan Dale made the motion to approve the minutes as written; this was seconded by Mark Milam. The minutes will stand approved as written.

Mr. Vogel: The first item on the agenda is the continuation of Variance #4, Matthew and Amanda Schuler seeking a variance from the subdivision ordinance to make more than one sell/split of less than 20 acres in a 5 year period.

Mr. Howard, because of the current restrictions resulting from the Covid 19 pandemic we have arranged to have this hearing with Jean Schuler representing the Schuler Family. We have board chairman Joe Vogel present and Mark Milam and Dan Dale on the phone, so we have a quorum. Information was previously sent to board members detailing the current parcel layout and a survey of the proposed splits.

Matthew and Amanda currently own 2 adjoining parcels of 43.469 acres and 15 acres. They would like to split this up into 4 tracts as follows. Tract 1 would be 40.141 acres and will be deeded to Jean Schuler. Tract 2 will be 6.328 acres which includes a residential structure and out buildings. Tract 3 will be a 2 acre parcel with the residential structure that Matt and Amanda reside in. The 6.328 acre parcel and 2 acre parcel will remain deeded to Matthew and Amanda. Tract 4 is a 10 acre parcel of all tillable ground which will be deeded to Matt's Aunt Cynthia Donovan. All proposed parcels will have road access.

In looking at the survey I would ask the board and Jean for input regarding the condition of no further splits of the 6.328 acre parcel.

Jean would like the option to possibly sell the house and minimum required acreage off on the 6.328 acre tract. At this time they are not sure whether they would sell the house or eventually have it razed, but she would like to keep that option open.

Mr. Howard stated that the terrain of the 6.328 acres is not favorable to consider selling a portion for a new home site, but making a split and selling the existing residential structure off the 6.238 acres could be done.

Mr. Milam suggested that no new residential structures could be added to the 6.328 acre parcel as a condition. The old house could be renovated or replaced, but a second residential structure can-not be added to the 6.238 acre tract. Jean Schuler said that was fine and would agree to those conditions.

Mr. Dale noted that tract 1, containing 40.141 acres appears to all be tillable ground. What about tract 4 which contains 10 acres. Jean Schuler stated that is also all tillable ground and there are no plans for any development on that tract.

Mr. Milam inquired if the other usual conditions which the board normally places on splits will be added to this application.

Mr. Howard, Yes, we will apply the condition as stated above to tract 2, 6.328 acres and the No Unlicensed Vehicles Parked Outside, to tract 2, 3, and 4.

Mr. Vogel, does anyone have any further discussion or questions regarding this application. Hearing none, Mr. Vogel called for a vote.

Mr. Milam, Mr. Dale, And Mr. Vogel voted to approve Variance #4 as presented based on the applicable vote sheet.

Mr. Howard noted that no further board meetings will be held for applications until such time when the restrictions for public meetings are lifted.

There being no further business Mr. Vogel asked for a motion to adjourn the meeting. Mr. Dale made the motion to adjourn; this was seconded by Mr. Milam. The meeting adjourned at 7:20 pm.

Libby Cook  
Secretary, Wabash Co. Board of Zoning Appeals  
mth