

WABASH COUNTY PLAN COMMISSION

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WABASH COUNTY PLAN COMMISSION **BOARD MEETING MINUTES**

OCTOBER 1, 2020

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

Board Members: Randy Curless, Jeff Dawes, Patty Godfroy, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Susie Stephan, Joe Vogel
Attorney Larry Thrush, Plan Director Mike Howard, Secretary Libby Cook

Present: Randy Curless, Jeff Dawes, Patty Godfroy, Doug Rice, Geoff Schortgen, Cheri Slee, Susie Stephan, Joe Vogel, Larry Thrush, Mike Howard, Libby Cook, Chris Lochner

The Wabash County Plan Commission Board met on Thursday, October 1, 2020. Board Chairman, Randy Curless called the meeting to order at 7:00 pm. Mr. Curless: the first item on the agenda is the review of the minutes of the September 3rd meeting, he asked if there were any additions or corrections. Susie Stephan made the motion to approve the minutes as written, this was seconded by Doug Rice. The minutes will stand approved as written.

Mr. Curless: The second item on the agenda is a replat request by Chris Lochner, in Legacy Ridge Estates.

Mr. Howard: There are three parcels in Legacy Ridge Estates, this would be a replat of lots one and two. We have a petition signed by all three of the deeded property owners of Legacy Ridge Estates. This will increase the size of lot #1 which is owned by Christopher and Sarah Lochner, and will decrease the size of lot two which is owned by Bradley and Tammy Farlow. The exterior boundary of the subdivision will not be changed and the common area of the subdivision will not be changed. The Lochner's lot size will be increased which will allow them to add an accessory structure to their property while meeting the requirements of the county ordinances and the covenants of Legacy Ridge. As far as the notifications go, the IN-Code states that the Plan Commission office can determine who are the interested parties to be notified. The PC office determined that the interested parties for this particular replat were the lot owners within

the subdivision since it has nothing to do with any of the boundaries outside of the subdivision. The Lochner's, Farlow's and the Wendt's being the deeded lot owners were notified of the meeting, date, time, and location and purpose by certificate of mailing postmarked 9/15/2020 and the required legal ad was posted in the local newspaper.

Mr. Howard shared maps and parcel data material on the properties with the Board. The maps show where the new property line will be between lot one and lot two.

I have talked with Mr. Thrush about this, when you go through IN Code there is no definite procedural outline for replats. In the past when we have done replats we have followed the basic outline as if someone was submitting a first time reading for a subdivision. When you vote tonight it won't be a roll call or ballot vote sheet, I will pass out a "Findings of Fact" sheet which is the same vote sheet the BZA uses. We are not required to do a second publication of a reading, therefore if it is passed tonight, we will send notification to the three deeded owners of Legacy Ridge Estates notifying them that the Board has passed the proposed replat. If we do not receive any response from the notifications as far as someone not being in favor of the replat, within five days of the letter, then we can take the replat request before the Co. Commissioners for final approval. At this time, I will open it up to the Board and Mr. Lochner if there are any questions or comments they wish to make

Ms. Godfroy asked, because it is a subdivision is that why it has to go before the Commissioners. Mr. Howard replied, yes. I have the survey here that will require all the signatures, it has to be signed by the Plan Commission by myself and Libby, and the Legacy Ridge deeded lot owners. I will provide Chris Lochner a copy for all of the lot owners to sign and then it will come back to be approved and signed by the Commissioner's.

Mr. Lochner stated that it is just a simple land purchase for us. The main reason is the topography of the land, it is very hilly to the north. The only spot we could put an additional detached garage is on the west side of our concrete pavement. With the easement regulations I need 25 feet, so that is why I want to move the boundary, so that we can abide by the 25-foot easement requirement. That is the flattest ground, it is just a wish I have for the future, no plans for it right now. With the current plans now, we would fall within the architectural covenants, I just wanted to be sure we were doing it right and that we are taking the correct steps. Mr. Farlow was more than welcome for this; a straight shot was the easiest way to get that accomplished.

Mr. Howard: As Chris was saying, the covenants of Legacy Ridge will stay exactly as they are, that is why we have worked to keep three lots so the covenants don't have to be changed. There are three different items in the covenants that would be required to be followed and Mr. Lochner is aware of them: the setbacks and building location; he is allowed to have one utility structure per lot, so he would meet that; the slope control on the hill behind his property, once you get to a certain elevation the slope is not to be disturbed.

Mr. Curless asked if there were any further questions, there being none Mr. Howard gave each member a vote sheet and reviewed it with them.

Mr. Lochner stated that all six of the listed deeded owners signed the petition (2 names per parcel) and all are supportive of replat and feel it may bring the property values up. I think they are happy about it and may be interested in putting up a building on their property.

Mr. Howard explained for Board members who had never used this type of vote sheet that there are 5 different items you will be voting to agree or disagree on, if you mark one item disagree and agree on all other items it will still count as a no ballot. Ms. Godfroy had a question on item #3 on the ballot sheet, Mr. Howard explained, it states "the need for the replat lends itself to a condition that is peculiar to the parcel that is involved". If you go from his house to the north the ground starts to slope down, he only has a certain area he can build on. Currently he can not put a building to the side of his house and meet setbacks with the current lot size. In order to comply he moves the line over, it is about half way between his current drive and Farlow's at that point and heading northwest, the lot starts to open up enough for him to be able to meet those requirements.

There being no further questions the Board proceeded to vote. The ballots were collected, Mr. Thrush tallied the ballots, the replat request was approved. Mr. Howard instructed Mr. Lochner to get the replat survey signed by the deeded owners and to return it to the Plan Commission office. I will get letters of Findings of Fact out to you (Mr. Lochner, the Wendt's and the Farlow's) then we have to allow 5 days after the mailing for re-buttle. If there are no objections, then we will schedule the hearing before the County Commissioners which will probably be scheduled for Oct. 19th, at 9:00 am. Mr. Howard told Mr. Lochner that he will notify him of the official date and time.

Mr. Curless: The next item on the agenda is an update on Imagine One 85, by Mr. Dawes.

Mr. Dawes: The group has been meeting by Zoom due to the Coronavirus pandemic. They are starting to move toward going to different community locations in the county and are trying to find a date and time to get as many Board members participating as possible. During the week of November 9th the firm that Imagine One 85 is working with will be here and are hoping to hold evening meetings in the various communities in the County to get input from the residents. The representative from the firm talked about the Ag sector, Barry (Eppley) and I told them that November wasn't a good time for members of the Ag sector. They may wait until after the first of the year to meet with the Ag sector. Anyone can attend these meetings. It is going to be a way for each of these communities to showcase what they have to offer. It is progressing, they are making some headway. It will be in the paper, trying to get the community involved.

Mr. Howard said that when we originally met and had the presentation here, I was under the impression that time was a factor in order to get monies that were to be available. It seems that now we are spreading it out on a timeline. Mr. Dawes said that he wasn't involved in those first meetings, A representative from the firm will be here that whole

week working on stuff, they thought the meetings would be better held in the evenings around 6:00 – 6:30 so he will be working on this through the day and I believe they are wanting to work on something with the high schools through the day to get some input from them. Mr. Howard offered that if it would be of interest to them, we have a file of information from when Roxy Roser went to the Government & Econ classes in the high schools and did a presentation and had them fill out a questionnaire. Mr. Dawes said that he would pass that on.

Mr. Curless asked if there were any updates on the CED/ANR educator position on the PCB. Mr. Howard reported that an Ordinance has been signed and approved by the County Commissioners that will allow Mr. Schortgen to remain as a voting member of the PCB until the end of the calendar year, at that time he will remain on the Board in an advisory capacity. Purdue Extension has selected Randy Curless as the voting representative for their organization.

Mr. Howard updated the Board on SE #5, Jarrod McKee for a pond in Paw Paw Township. He has all of his DNR work done and is working on the floodplain area. Mr. McKee is still working with surveyors and the contractor. John Stephens is staking out the elevations for the pond. Mr. McKee is hoping to have everything ready for the November meeting. Ms. Stephan noted that there is a filter strip along Bear Grass that belongs to the Dale's not the McKee's. there seems to be some confusion on who owns that. Mr. Howard said that the filter strip shouldn't be involved except for the drainage line going to the creek, the floodplain area would be far beyond the filter strip. The Drainage Board would have a 75 feet easement on that side. I have told Mr. McKee that he needs to go to the landowner and get approval to run the tile across there. Ms. Stephen said Mr. McKee has planted trees in the filter strip, there may be some confusion as to who owns the land where the filter strip is.

Mr. Rice asked if there were any updates on the review of the County Ordinance. Mr. Dawes said that he has talked with Mr. Downs and told him that there had been some questions as to where we are at on that. He said that he is about half way through the ordinance. Mr. Rice said that it would probably be best if it was done for Imagine One 85. Mr. Dawes said that he will ask Mr. Downs about the progress at the next County Commissioners meeting on Monday (10/05/2020), it probably would be good to have that done to incorporate it with the One 85.

Mr. Curless: Asked if there was any further business to be discussed, there being none he asked for a motion to adjourn. Mr. Vogel made the motion to adjourn, this was seconded by Mr. Rice. The meeting adjourned at 7:30 pm.

Libby Cook
Secretary, Wabash County Plan Commission Board
MTH