

# *WABASH COUNTY PLAN COMMISSION*

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

**August 4, 2022**

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

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

Present: Jeff Dawes, Joe Vogel, Sam Hann, Doug Rice, Geoff Schortgen, Patty Godfroy, Cheri Slee, Larry Thrush, Mike Howard, Libby Cook,

Absent: Mark Milam, Randy Curless, Christian Rosen

The Wabash County Plan Commission Board met on Thursday, August 4, 2022. Mr. Joe Vogel conducted the meeting in the absence of the Chairman, Mr. Randy Curless and the Vice Chairman, Mr. Christian Rosen. The meeting was called the meeting to order at 7:00 pm. Mr. Vogel asked if there were any additions or corrections to the minutes of the July 7, 2022 meeting. Mr. Dawes made the motion to approve the minutes, this was seconded by Mr. Hann. The minutes will stand approved as written.

Mr. Vogel: The first item on the agenda is an unsafe premise order on property owned by Billy Joe Wilcox and Debra Clark located at Sandy Beach. Mr. Howard informed the Board that an unsafe premise order was issued July 11, 2022 for 120 W. Lakeside Dr. at Sandy Beach with work to be finished by no later than Sept. 1, 2022, and a hearing date of August 4, 2022. The plan of action required includes: raze the structure to below lot grade level, keep property free of debris, level the lot to grade and seed, and the property is to be kept maintained after that. The property was originally deeded to Cathy White, who is deceased, the deed then transferred to Debra Clark and Billy Jo Wilcox. Ms. Clark and Ms. Wilcox both were sent letters to inform each of them of the Board meeting tonight to discuss the possibility of razing the house, both ladies are present tonight. Ms. Wilcox told the Board that the house is stable, Ms. White was remodeling it before her death, and

then we took over, there was a period of about 45 days that we had to wait for paperwork transfer. Ms. Clark and Ms. Wilcox and Ruben Rowe discussed with the Board the work that they have been doing on the property. Ms. Clark and Ms. Wilcox stated that they have no plans to live in the house, they plan to sell it. Mr. Howard noted that the structure has had a significant size hole in the roof for quite some time and the rest of the roof continues to lose shingles. Mr. Dawes made a motion to give Ms. Clark & Ms. Wilcox 30 days to have the roof fixed, clean up the yard and keep it mowed, and get the mailing address on the deed fixed so that any notices are going to the right address. Mr. Vogel noted that the building needs to be secured to prevent rodents from getting in. Motion seconded by Ms. Godfroy. A roll call vote was taken, the six voting members present all voted yes, there were no abstaining votes, 3 voting members were absent, the motion carried unanimously. Mr. Howard informed Ms. Clark and Ms. Wilcox that if they would sell the property that they make sure the purchaser is aware of the unsafe premise order.

Mr. Vogel: next on the agenda is Special Exception #11, Gary Treska for a CFO expansion. Mr. Howard shared the following information with the Board:

- Deeded property owners are Gary & Kimberly Treska
- The property transferred to the Treska's in 2003, which was before our county CFO Ordinance was in place. There is no transfer after the ordinance was in place.
- Review of aerial maps of the property, the area to the east zoned as FR (Forestry & Recreation) from the 1965 zoning maps is part of the Salamonie Spillway, however it is land owned by the farmers and the ground is farmed. In the new ordinance that area has been taken out of FR and put back into AG land. Our current ordinance states 2640 feet setback from anything other than Ag 1 & AG 2 ground, we don't have AG 1 or 2 zoned ground yet, so to cover Gary and the Board I have put that in as a variance request as part of this application. Under the new zoning, that area would be AG1 or AG 2.
- We have received IDEM approval for construction at the Hegel farm.
- The NRCS has been notified through the IDEM notification.
- Photos of the IDEM application and approval showing the location of the new structure.
- Drawings showing distances: keep in mind this is a structure at an existing site so the county setbacks do not apply, except for the 1000 feet from any off site well. He will have to meet IDEM setbacks, which he does. The surveys show that he meets the 1000 feet from any off site well requirement. The building setbacks meet the requirements.
- We have received letters from the US Army Corps of Engineers and the DNR stating that all violations are cleared.

Mr. Howard then asked if there were any questions. Mr. Dawes asked if the new building will be the same size? Mr. Treska said it will be the same size and will have clear span rafters. Mr. Dawes noted that the Drainage Board has reviewed the plan and gave it a favorable recommendation. Mr. Hann made the motion to give approval for a favorable recommendation to the BZA, this was seconded by Mr. Dawes. Board secretary, Libby Cook did a roll-call vote of the members present: 6 voted yes, 3 absent, 0 abstained, the motion carried unanimously.

Mr. Vogel: next on the agenda is Myron Dill, property in Chester Township, Mr. Dill is not present tonight.. Mr. Howard gave the following information: Mr. Myron Dill resides at the property in Liberty Mills,, the property was originally deeded in his father's name, Theodore Dill who has passed away, leaving the property to Myron. An unsafe premise order has been filed; however,

no demolition is required at this time. The outside of the property needs to be cleaned up. Photos of the property were provided. Mr. Dill was given until July 30<sup>th</sup> to have the property cleaned up, he missed the deadline. Mr. Hann made a motion to have Mr. Thrush file with the courts for failure to comply with the unsafe premise order. this was seconded by Ms. Godfroy. A roll call vote was taken the 6 voting members present unanimously voted to approve the motion, 3 members are absent, no abstaining votes.

Mr. Vogel: next on the agenda is the County Ordinance review. Mr. Howard stated that he would like to have the Ordinance ready to pass on to the Commissioners in September. Members discussed the section, notice of ag activity and how this information would be presented to potential buyers. Suggestions on who would need the information included, realtors, land management companies, banks, and mortgage companies. Mr. Howard said he would check with Lundquist Real Estate about a regional list of realtors. Board members discussed the need for an inspector for the county, would it need to be a created position by the county or possibly a service provided by a company.

Mr. Howard gave the following updates:

- the Solar Ordinance, nothing new to report on the two companies that have shown interest in Wabash County.
- Imagine One 85 Comprehensive Plan Resolution was passed by the Commissioners on July 18<sup>th</sup>. Mr. Downs determined that it was the Commissioners Resolution and removed the statement the PCB had included and voted to approve. Mr. Howard appeared at the Commissioners meeting and stated that it was not the Resolution that was approved by the PCB.
- Kowalczyk property in Lagro judgement.
- David Francis property in Servia, we went to court, Mr. Francis was to appear and did not show up, he is to appear before the judge.
- Car recyclers, the corner has been cleaned up.
- Cars on St. Rd. 15, I have talked with the property owner and he was told that after the county fair it had to be cleaned up, to this date nothing has been done.
- Reviewed the proposed budget for the Plan Commission Office for 2023. Mr. Rice made a motion to approve the budget as presented, seconded by Mr. Dawes. A roll call vote was taken, 6 yes, 3 members absent, none abstained the motion carried unanimously.
- For 2023 a budget had to be created for the unsafe premise fund, that budget was reviewed. Mr. Dawes made the motion to approve the budget as presented, seconded by Mr. Hann. A roll call vote was taken, 6 members present yes, 3 members absent, 0 abstained, the motion carried unanimously.

There being no further business Mr. Vogel asked for a motion to adjourn. Mr. Dawes made the motion to adjourn, seconded by Ms. Godfroy, motion carried. Meeting adjourned at 9:00 pm.

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