

*WABASH COUNTY PLAN COMMISSION*

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

**October 6, 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 / Amanda Lyons

Roll call was taken with the following Board members present: Joe Vogel, Sam Hann, Mark Milam, Randy Curless, Jeff Dawes, Patty Godfroy, Doug Rice, Cheri Slee, Geoff Schortgen. Those absent were: Christian Rosen.

Others present: Joe Cook, Ann Shepler, Stacy Shepler, Debra Clark, Reuben Rowe, Brad Curless, Dylan Curless, Austin Curless

The Wabash County Plan Commission Board met on Thursday, October 6, 2022 in the Commissioners Meeting Room of the Wabash County Courthouse. The meeting was called to order at 7:00 pm by Board Chairman Mr. Randy Curless. Mr. Curless asked if there were any additions or corrections to the minutes of the September 1, 2022 meeting. Mr. Dawes made the motion to approve the minutes as written, this was seconded by Mr. Vogel. Roll call vote on the motion was taken with 8 voting members present in favor. The minutes will stand approved as written.

Mr. Howard recognized Libby Cook, Plan Commission Secretary. Libby will be retiring effective October 6, 2022. Mr. Howard and Mr. Curless presented her with a plaque in appreciation for her years of service.

Mr. Howard provided board members with an update on the Ordinance Certification Review. He advised it is available for their review on the website. He will be working with Mr. Steve Downs on final grammar and punctuation edits. At the November 3, 2022 meeting Mr. Howard would like to recommend adoption of the new ordinance to the Wabash County Commissioners, as well as to the Town of Lagro, Town of LaFontaine, and Town of Roann.

Mr. Curless: Next is Special Exception #12, Stacy Shepler for construction of a pond in Lagro Township. Mr. Howard stated that the property is located at 1325 E 200 N, Wabash, a 1.4 acre parcel. Specifications of the pond were reviewed. The Shepler's are seeking a variance from the property line and ditch setbacks. Mr. Howard reported that the Health Department will require a minimum of 50' from the leech field. Mr. Howard presented a drawing of the pond that he created that allows for 30' from the ditch bank, 20' from the south property line, and 50' from the west property line due to the leech field and tile lines. With this drawing the water area would be approximately 0.09 -0.10 acres. Mr. Howard then expressed to Mr. Shepler that if tile was damaged in building the pond as the property owner he would be responsible for replacing it. Ms. Slee reminded Mr. Shepler that the Drainage Board will maintain a right of way to access Sharp Ditch and that the pond will need an outlet so to not over saturate. Mr. Vogel asked Mr. & Mrs. Shepler if they were agreeable to these stipulations, both indicated they are agreeable. Mr. Vogel made a motion to give a favorable recommendation to the Board of Zoning Appeals for the pond. Second by Mr. Hann. A roll call vote was taken of the 8 members present with all 8 voting in favor of the motion. Mr. Howard advised Mr. & Mrs. Shepler that the Special Exception will now go before the Board of Zoning Appeals on Tuesday, October 25.

Mr. Curless: Next on the agenda is Special Exception #13, Brad Curless for an auction business in Lagro Township. Mr. Howard stated the property is located at 1195 N 750 E, Lagro. Currently, Mr. Curless would be looking to begin Wa/Hu as an online auction service, with plans to eventually include in-person auctions and possibly a camping/hunting equipment retail sales business at the location. The property is zoned ag, which will require farm equipment and items in the sale. Mr. Curless responded that they are currently planning to sell livestock and farm equipment in categorized sales. They have received an auctioneer's license, and are looking into the requirements for gun sales. Mr. Vogel reviewed the property location with Mr. Curless and inquired about parking plans in order to keep cars from parking alongside the road. Mr. Howard advised he had discussed parking with Mr. Curless, there is a 13 acre field that would be available for parking as needed. Mr. Vogel stated he would like to be sure items from the auctions are not left to sit for an extended time. Mr. Curless indicated that he does not want items piling up and they will create a policy for consignors / buyers to move items in a timely fashion. Mr. Howard reiterated the Plan Commission wants to make sure the property will not become a scrap yard for items from auctions. Mr. Vogel asked about restroom facilities. Mr. Curless responded that at this time they plan to use portable restroom

facilities and added that any concessions would also be brought in as they would not be cooking at the location. Mr. Randy Curless asked if there were any questions or comments from the public. Being no questions or comments, Mr. Hann made a motion to give a favorable recommendation to the Board of Zoning Appeals for the auction business. Second by Ms. Godfroy. A roll call vote was taken of the 8 members present with all 8 voting in favor of the motion. Mr. Howard advised Mr. Brad Curless that the Special Exception will now go before the Board of Zoning Appeals on Tuesday, October 25.

Mr. Curless: The next item on the agenda is the unsafe premise order on property deeded to Debra Clark and Billy Jo Wilcox in Pleasant Twp. Ms. Clark and her son Reuben Rowe are present tonight, Ms. Wilcox is absent. Mr. Howard reviewed the requirements that were to be met by tonight's meeting and showed updated photos of the property, the address correction was to be made on the deed, the roof was to be patched, downed tree removed, yard cleaned up and to be mowed and kept mowed. Ms. Clark and Mr. Rowe explained what they have done as far as the required work. They reported the tree has been picked up, the yard has been cleaned up and mowed, and the roof has been repaired. Ms. Clark reports the grass and plants are being sprayed and killed by a neighbor. Mr. Rowe plans to put up an orange snow fence along property lines to help with this. Ms. Clark told the board that her lawyer, Kristina Lynn, advised her not to change the address on the deed and that if the Board had further questions about the address issue to contact Ms. Lynn. Mr. Thrush expressed that he would have liked for Ms. Lynn to be present with Ms. Clark tonight to discuss the issue. Ms. Godfroy stated she felt the address for both owners was necessary in order to protect both owners. Mr. Howard verified that at this time the 42 Nickels Street address is the correct address for any correspondence, Ms. Clark agreed. Ms. Clark is currently looking to sell the property and reports that she is in negotiations with two contacts about purchasing. Mr. Howard informed Ms. Clark and Mr. Rowe he would like to see the area by the electric meter base cleaned up. Mr. Rowe stated there is an old trailer in that area and that it is hard to access with the size of his truck. Ms. Clark is planning to continue to clean up the property by taking a dog food bag worth of trash out each week as long as the weather permits. Mr. Rowe had pictures on his cell phone of the roof repairs that he offered for board members to view. Mr. Curless asked if the board was satisfied with the progress being made at the property. Mr. Vogel responded that he would like to see continued progress while the weather is favorable and to get the old trailer out of there and that corner cleaned up. Ms. Clark and Mr. Rowe stated they are concerned about time and gas prices to keep working at the property. Ms. Clark and Mr. Rowe agreed to continue working on the property. The Plan Commission will continue to monitor. Mr. Howard advised Ms. Clark and Mr. Rowe that at this time they will not need to appear again. Ms. Clark indicated they would check in monthly with Mr. Howard at the Plan Commission office.

Mr. Howard gave the following updates:

- Solar Projects: Mr. Trumbauer and Mr. Neff visited the Plan Commission Office recently. They will be examining geographical features of the area. Mr. Howard

has asked them to provide an update to the board at the November 3, 2022 meeting. Mr. Howard and Mr. Dawes spoke about the process for getting approval, indicating they would have to complete numerous steps and have the required bonding in place as well as the economic development agreement. Then they would come to the Plan Commission Board for approval. The Solar Ordinance outlines the required process.

- Biomass Methane Collection Project has received IDEM approval. Mr. Howard anticipates they will apply for building permits soon and reminded the board that setback requirements will be the IDEM requirements. Mr. Rice asked under IDEM rules if the requirement is 500' from original structures or could they continue to expand 500' from new buildings? Mr. Howard is not certain about that, but would question if they expanded with purchase of more land as the new land purchased should be under the new ordinance.
- Complaints: the Kowalczyk property in Lagro Corp., Brainard Excavating reports they will get to the property soon. Mr. Howard also addressed a collection of cars on Old 15 north of Wabash, located just north of Bachelor Creek Church. The vehicles belong to a man from Huntington. The man reports he has broken ribs and can't get to it right now. Mr. Howard would like to discuss with Mr. Thrush about moving forward with unsafe premise order. Board briefly discussed the Rick Hollingshead property on State Road 15 north of Wabash. Mr. Howard reports it currently looks good.
- Other business: Mr. Howard gave an update on the Plan Director job posting. He would like to interview candidates with Mr. Vogel and Mr. Curless to narrow down candidates to bring before the board for further interviewing. Mr. Vogel asked about dropping the building inspector roll from the position. Mr. Dawes and Mr. Hann reported that the County Council felt that roll could be sub-contracted as needed rather than being a county employee.

There being no further business Mr. Curless asked for a motion to adjourn. Mr. Vogel made the motion to adjourn, seconded by Mr. Rice. Roll call vote on the motion carried unanimously. Meeting adjourned at 7:58 pm.

*Amanda Lyons*  
*Secretary, Wabash County Plan Commission Board*  
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