

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

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Wabash County Board of Zoning Appeals

Wabash County Court House

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BZA MEETING MINUTES **TUESDAY, OCTOBER 25, 2022**

BZA MEMBERS: Dan Dale, Patty Godfroy, Mark Milam, Joe Vogel, Jerry Younce

PRESENT: Mark Milam, Joe Vogel, Patty Godfroy, Dan Dale, Jerry Younce, Mike Howard, Plan Director; Larry Thrush, Board Attorney; Amanda Lyons, Board Secretary
others present include: Ann Shepler, Latheda Metzger, Dan Metzger, Alex Metzger, Austin Curless, Brad Curless, Dylan Curless

ABSENT: None

The Wabash County Board of Zoning Appeals met on Tuesday, October 25, 2022, in the Commissioners Meeting Room of the Wabash County Courthouse. Board Chairman, Joe Vogel called the meeting to order at 7:00 pm. Mr. Vogel asked if there were any additions or corrections to the minutes of the September 27, 2022 meeting, there being none he asked for a motion to approve the minutes as written. Motion to approve by Mr. Dale, second by Mr. Younce, motion carried unanimously 5 – 0.

Mr. Vogel: The first item on the agenda is Special Exception #12, Stacy and Ann Shepler seeking a special exception to construct a pond greater than 100 sq feet in an ag zoned district with a variance from the setback requirements for a pond from an adjoining property line in Lagro Township. Mr. Howard gave the following information: the address is 1325 E 200 N, Wabash; a 1.41 acre parcel; Sheplers have appeared before the Plan Commission Board and received a favorable recommendation with new plans that move the pond 50' from leach field. Mr. Howard reviewed drawings with Mrs. Shepler and Board members showing pond location to be 50' from west property line, 40' from east property line, a minimum of 30' from Sharp ditch per drainage board. Mr. Howard shared that the Drainage Board also recommended a sub-surface tile for overflow. Owners have agreed to these stipulations. Board members reviewed the information presented to them. Mr. Younce asked if run-off from property around the pond will be a problem, Mr. Howard said with the elevations in the area it is not a concern. Mr. Vogel asked for any questions or concerns from those in attendance. There being no questions or concerns, a Motion to approve Special Exception #12 was made by Ms. Godfroy, second by Mr. Milam. The Board proceeded to vote, Mr. Thrush tallied the votes and stated that Special Exception #12 was unanimously approved, 5 – 0.

Mr. Vogel: The next item on the agenda is Special Exception #13, Brad, Dylan, and Austin Curless seeking a special exception to operate an onsite public auction service (Wa/Hu Auctions) and a retail business for the sale of ag related items, outdoor sporting goods, firearms, knives, atvs, utvs, and camping accessories in Lagro Township. Mr. Howard gave the following information: the address is 1195 N 750 E., Lagro; 5 parcels included in the request.. Mr. Curless indicated they intend to begin with online auctions using Auction Zip and build the business from there to include onsite auctions and retail sales. Mr. Vogel and Mr. Howard informed the Board that the Plan Commission gave a favorable recommendation for Wa/Hu to come before the Board of Zoning Appeals. Board members reviewed the information presented to them. Mr. Vogel and Mr. Howard reviewed that property owners had agreed to maintain adequate off-street parking, remove items from the lot promptly after auctions, install alarm systems and security bars on windows and doors for fire arms storage, and ensure security with any shipments received. Mr. Curless indicated that firearms would be stored in a separate room without windows and only an interior door. Mr. Howard stated in that situation security bars would not be required on windows in the rest of the building. Mr. Vogel reminded the property owners to get proper license for sale of firearms and to follow the guidelines set forth by that license. Mr. Dale asked if any firearms would be test fired at the location, Mr. Curless indicated they will not be fired. Mr. Dale also inquired if there was any concern of flooding due to location near the Wabash River. Mr. Curless and Mr. Howard explained that given the elevation in the area that is not a concern at this time. Mr. Vogel asked if anyone else in attendance had any questions or concerns. There being no further questions, Mr. Dale made a motion to approve Special Exception #13 with restrictions to include no parking along the road during auctions/sales, auction items are to be in and out (are not to remain for an extended period of time), restrooms provided will be portable, any food is to be catered in, security and alarm system for firearms storage, proper licensing for sale of fire arms, no shooting range, no firing of firearms for testing purposes to be conducted on the properties. Second was made by Ms. Godfroy. The Board proceeded to vote, Mr. Thrush tallied the votes and stated that Special Exception #13 was unanimously approved, 5-0.

Mr. Howard gave the following updates:

- County Zoning Ordinance draft update: Ordinance is completed and available online. It will be presented at the Plan Commission Board November 3 meeting for endorsement. He will then give the ordinance to the County Commissioners and the incorporated towns of Lafontaine, Lagro, and Roann for their approval.
- Complaints: No complaints to discuss
- Solar Project Update: Mr. Howard has a conference call scheduled with Chris Neff of NextEra to get updates. The call will also include attorneys Larry Thrush and Steve Downs. Currently NextEra is working on surveys of the ground located primarily between State Roads 13 & 15, south of State Road 124. Mr. Neff plans to present a project update to the PC Board during the November 3rd, 2022 meeting. Mr. Vogel asked if anyone had questions or concerns. Mrs. Metzger inquired about the bonding that would be required for the project. Mr. Howard responded that securing the bonding for the project was one of many steps to be completed before the group would be asking for approval.
- Other business: Mr. Howard informed the Board he had met with Alex Downard regarding the Imagine One 85 Plan. They discussed the Wabash County Plan Commission goals and objectives for the county. Mr. Downard plans to attend the November 3rd Plan Commission

Board meeting. In other business, Mr. Howard shared with the board that he had worked with Mr. Vogel (chairman of BZA) and Mr. Randy Curless (chairman of the PCB) to begin interviewing candidates for the Plan Commission Director position. Mr. Howard asked if the Board wanted to meet candidates or if they were comfortable with the recommendations from the interviewers. Board members indicated if the interviewers were all in agreement, they did not need to meet candidates. Funding is available for six weeks of training, to best utilize the funding and time Mr. Howard hopes to have a response from candidate by Friday.

There being no further business Mr. Vogel asked for a motion to adjourn. Ms. Godfroy made the motion to adjourn, seconded by Mr. Dale, motion carried. Meeting adjourned at 7:55 pm.

Amanda Lyons
Secretary, Wabash Co. Board of Zoning Appeals
MTH