

# Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

(260) 563-0661 ext. 1252, 1267 • [plandirector@wabashcounty.in.gov](mailto:plandirector@wabashcounty.in.gov)

## Wabash County Plan Commission Board

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Patty Lengel, Mark Milam, Doug Rice, Christian Rosen, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Larry Thrush, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

## Meeting Minutes of Thursday, July 6, 2023

Roll call was taken with the following present:

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Patty Lengel, Geoff Schortgen, Cheri Slee, Joe Vogel

Staff: Larry Thrush, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Absent: Mark Milam, Doug Rice, Christian Rosen

Others present: Louella Krom, Suzanne Peebles, Cheryl Ridgeway, Cheryl Ross, Nicky Burnsworth, Cathy Cruz

The Wabash County Plan Commission Board met on Thursday, July 6, 2023 in the Commissioners Meeting Room at the Wabash County Courthouse. The meeting was called to order at 7:00 pm by Board Chairman Mr. Randy Curless.

Mr. Curless stated first on the agenda was a review of the minutes from the previous meetings in June. Ms. Slee made a motion to approve the June 1, 2023 meeting minutes as written, second by Mr. Dawes. Roll call vote was taken; motion passed unanimously. Mr. Dawes made a motion to approve the June 14, 2023 meeting minutes as written, second by Ms. Slee. Roll call vote was taken; motion passed 3-0-3 with Mr. Curless, Mr. Hann, and Mr. Vogel abstaining because they did not attend that meeting.

Mr. Curless then asked if Linda Trent or a representative on her behalf was present. With no one present, Mr. Curless asked Mr. Campbell and Mr. Thrush to update the board on the Unsafe Premise Order for her property located at 1106 E. 800 S., Lafontaine in Liberty Twp. Mr. Campbell explained that as a part of the process the Plan Commission Office had to notify Ms. Trent of this evening's hearing by certified mail. Unfortunately, that notice was lost in the mail, and the return receipt was never received. Per the Plan Commission's procedures, another copy of the notice was sent through US Mail, with standard postage. Previously Ms. Trent has responded to notices sent in the mail, there has been no response to this notification. Mr. Hann inquired about the previous correspondence from Ms. Trent. Mr. Campbell shared with the Board a letter that was received from her dated 2/21/2023, indicating her plans to get quotes for repairing or razing the home. Mr. Vogel asked to review pictures of the property. Mr. Campbell shared pictures beginning in January of 2023 to today; he explained the pictures indicate someone has been coming and going from the property because different windows are opened or closed, the garage door raised or lowered, and new items left outside. Mr. Hann asked if the property was being mowed. Mr. Campbell stated someone had mowed a few strips along the driveway earlier this spring, but since then nothing has been maintained in the yard. Ms. Lengel asked if the property taxes were paid current. Mr. Campbell responded, based on Beacon Schneider information, that \$2,330 is owed in back taxes and the property appears to be eligible for tax sale this fall. He added that originally, he had been told a family member might be interested in the property. Mr. Thrush reviewed the Findings of Fact and Order with the Board, explaining they would be

looking at items 2, 3, and 4 since Ms. Trent is not present tonight. Mr. Hann indicated he felt all three of those were proven and inquired what the next step would be. Mr. Thrush stated that the Board would need a motion to approve the Findings of Fact and Order. The matter would then be enforced in court through a mandatory injunction to clean up the property. Motion to approve and move forward made by Mr. Hann; second by Ms. Lengel. Roll call vote was taken, motion passed unanimously. Mr. Thrush will move forward with this case.

Mr. Curless asked Mr. Campbell to provide a complaint update to the Board. Mr. Campbell stated:

- 9 complaints were rolled over from 2022
- 35 new complaints have been received in 2023, making 44 total for the year to date.
- Noted that in 2022 41 complaints were received for the entire year.
- 11 complaints have been resolved this year.
- Mr. Thrush is working on the Myron Dill case. Mr. Thrush added that Mr. Dill appeared in court on 6/30/23 and would appear again in September.
- There was a meeting with Zoomers on June 29, 2023 due to missing permits and plans. A Stop Work Order has been issued. At the meeting an agreement was reached that plans would be submitted by July 14, 2023 or daily fines would be assessed. Those in attendance at the meeting were Mr. Dawes, Ms. Slee, Mr. Hauptert, Mr. Thrush, Mr. Campbell, Ms. Lyons, Ms. Weaver (owner), and Mr. Bishop (project engineer hired by Zoomers)
- The Unsafe Premise Order for the Curt Arnett property located at 23 W. Branson Street in LaFontaine has been filed. He is to appear at the August Plan Commission meeting.
- The Unsafe Premise Order for the property located at 1230 W. Main Street in Lagro has been processed. The home on the property burnt. The property is owned by the Bank of New York Mellon. The bank has responded to the order with information for a contractor from Huntington they have hired to clean up the site. Mr. Campbell has requested they inform the Plan Commission and the Town of Lagro with timeline of when to expect property to be cleaned up.

Mr. Curless then asked if there was any other business from Board members.

- Mr. Campbell shared with the Board that Senate Bill 242 will take effect June 30, 2025. This bill will require the Floodplain Administrator for the county to be certified. Mr. Campbell stated he is checking into the course schedules and cost.
- Mr. Campbell also shared a request from a citizen to place email addresses on the county government website for Plan Commission and Board of Zoning Appeals board members. He indicated he shared the request with the Board of Zoning Appeals at their last meeting and they were not in favor of it because they are not to be contacted prior to a hearing. Mr. Campbell added he is not sure the contact information would have to be added to the website, but he wanted to have discussion with board members. Currently any information from the public for board members is processed through the Plan Commission office and forwarded to the board members. Mr. Dawes added that a number of the members would have contact information already on the website from other positions they hold in the county so he feels that combined with the relay of information from the office is sufficient.

Mr. Curless asked if there were any questions or comments from the public. Ms. Cruz asked Mr. Campbell for an update on a property she had previously asked him about. The property is located on Dora Road, outside the city limits, but within the city zoning jurisdiction. When Ms. Cruz contacted Mr. Campbell he referred her to the City of Wabash. The City of Wabash initially felt it was within the county's jurisdiction, but has since stated it is in fact within the city jurisdiction and that they will be following up with Ms. Cruz's concerns.

Mr. Curless then asked if there was any other questions or comments from the public or board members. There being no further business Mr. Curless asked for a motion to adjourn the meeting. Ms. Lengel made the motion to adjourn, seconded by Mr. Hann. Vote on the motion was taken, carried unanimously. Meeting adjourned at 7:30 pm.

*Amanda Lyons  
Secretary, Wabash County Plan Commission Board*

*\*If any names are incorrect, spelled incorrectly, or omitted from the attendance in these minutes, we apologize.*

*(bc)*

