

Wabash County Plan Commission

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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, August 3, 2023

Roll call was taken with the following present:

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

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

Absent: Christian Rosen, Geoff Schortgen

Others present: Suzanne Peebles, Curt Arnett, Traci Purvis, Janet Pattee, Marlin Pattee, Cheryl Ross, Jennie Terrell, Kristie Bone, Shirley Anderson, Ron Anderson, Jesse Singh, Bonnie Keen, Mark Keen, Brenda Tomson, Mike Tomson, Christina Tomson, Nicky Burnsworth, Andrea Urschel, Bill Urschel, Tyler Guenin, David Blocher, Caton Howard

The Wabash County Plan Commission Board met on Thursday, August 3, 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 July 6, 2023 meeting. Motion to approve the minutes as written was made by Mr. Vogel, second by Mr. Hann. Roll call was taken, motion passed 6-0-2; Mr. Milam and Mr. Rice abstained as they were absent from the July 6th meeting.

Mr. Curless then stated next on the agenda would be the Unsafe Premise Order on Curt Arnett's property, located at 23 W. Branson St. in Lafontaine, Liberty Township. Mr. Arnett came forward to answer questions from the Board. Mr. Campbell explained to the Board a complaint was filed on the property on January 11, 2023, in February 2023 the Plan Commission office received a letter in response to complaint from Mr. Arnett, that was shared with the Board at a previous meeting, stating he planned to get the van / camper removed and the roof repaired or replaced. Mr. Campbell told the Board he went to the property today and took new pictures; he stated the property had been mowed, but the structure was in the same or possibly worse condition. Mr. Arnett came to the office on July 19, 2023 to ask some questions about the Unsafe Premise Order and is present this evening to answer questions from the Board about the property and his intentions. Ms. Lengel requested to review pictures of the property; Mr. Campbell shared pictures of the property beginning in January of 2023 through today as well as a copy of the order asking for repair or removal of the building, noting that the van / camper was still onsite and weeds are growing up. Mr. Campbell added that after the letter from Mr. Arnett was received in February 2023 there had been no further correspondence from him until he came in July 19. Mr. Vogel asked Mr. Arnett what his plan is for the house. Mr. Arnett stated that he would like to fix it up; due to sickness in the family he had not been able to and did not realize it was that bad. Mr. Vogel then asked if Mr. Arnett lived at the location or anyone did currently. Mr. Arnett replied no, no one lives there. He stated his son was the last to live there when

he went to college in Marion. Mr. Dawes asked if Mr. Arnett had a contractor, family, or friends to help him with the work. Mr. Arnett indicated he had contacted a couple contractors, but cannot get anyone to work on it. Mr. Milam asked what options the Board has this evening. Mr. Thrush advised the Board they could affirm the order and proceed in court or request a continuance. Mr. Milam asked if Mr. Arnett had a timeframe to work on the property, while considering immediately the safety concerns present, and any idea what it would cost. Mr. Arnett stated he knew it was going cost quite a bit. Ms. Lengel asked if Mr. Arnett felt he had sufficient funding to take care of the building. Mr. Arnett responded he did. Ms. Lengel then asked who he had contacted to work on it. Mr. Arnett stated he had contacted Roofs Unlimited and A to Z. Ms. Lengel encouraged him to get on the list for a contractor, that none of them would probably be able to start immediately, stating that if he had been placed on a list when he was first notified they could have potentially had the work completed by now. Mr. Rice asked Mr. Arnett to get on a contractor's list, provide an estimated date from the contractor, get the weeds cut back, and the camper moved. Mr. Campbell added that structurally the roof is his main concern, followed by the block falling off at the corner, and then slightly concerned about the doors and if the property is properly secured. Mr. Arnett stated his son owns the camper, he has a title for it, and he will make arrangements with him to get it moved. Mr. Campbell stated he would like to meet with Mr. Arnett and his son to make a timeline for everything that needs done on the property to come into compliance. Mr. Milam stated that with the hazards present he would like to see a short period of time allowed to make the building structurally sound because he sees the potential for hazards to the public. Mr. Arnett stated he does not see a public hazard as the roof is 20' off the street. Mr. Milam reiterated he feels there could be potential hazards with the site. Mr. Hann asked Mr. Arnett to come back to the Plan Commission Board in 1 month with a contractor and information about his plan for the property. Mr. Campbell informed Mr. Arnett the next Plan Commission Board meeting would be Thursday, September 7, 2023, he would need to be present at that meeting with a contractor or information from a contractor. Mr. Arnett added that he does not like the way the property looks right now either. He stated he has a house on Fisher Street in Wabash for sale. Ms. Lengel asked if that meant he would be moving. He indicated no, that he would still reside on Columbus Street. Mr. Rice asked Mr. Arnett if he had considered selling this property to someone who would fix it or demo it. Mr. Arnett stated he had thought about it. Mr. Curless then asked if there were any other questions or comments from Board members. There being none, he asked if anyone from the public had any questions or comments regarding the Unsafe Premise Order. Mr. Marlin Pattee spoke about the property. He is concerned about the condition of the back steps being unsafe, the amount of trash inside the building being a fire hazard, rodents being in and around the property, and the potential for kids to get hurt. He feels overall it is a hazard to the community. Mr. Arnett stated there are building materials inside the structure and some of it is being used for storage. Mr. Campbell asked Mr. Arnett to call the office to set up a meeting prior to the next Plan Commission Board meeting. Mr. Dawes asked that the stairs be evaluated immediately. Mr. Campbell indicated he would look at them. There being no further discussion, Mr. Curless asked for a motion on the Curt Arnett Unsafe Premise Order. Mr. Rice made the motion to continue the Unsafe Premise Order hearing until the September 7, 2023 Plan Commission Board meeting per the discussion this evening of Mr. Arnett developing a plan with a contractor; second by Mr. Dawes. Roll call vote was taken; motion passed unanimously.

Mr. Curless stated next on the agenda is Special Exception #3, for Mr. Singh, asking for a change of use from a former Subway restaurant to a liquor store at 202 S State Road 15, Lafontaine in Liberty Township. Mr. Campbell informed the board Mr. Singh with 13th Street Properties is asking for a Special Exception to change the current use of the property from a Subway/Restaurant to a Carryout Liquor Store. Mr. Singh has been granted a liquor license and is needing a property within the Town of Lafontaine to use said license. It was explained to me by Ana Morales the D2 Processor for The Alcohol & Tobacco Commission who says "When a person applies for a permit, they do not necessarily need to have an address yet. Instead, they can have a 'location pending.' The important information we need is the city and county where the permit will be located. The permit holder can move locations as much as they like within the city where they obtained the permit." The Property is zoned General Business and Liquor sales of any kind could not be found in the table of permitted uses in our ordinance, thus I am asking the owner to request a special Exception to change the use of an existing building to a use not

specific for that zone in our ordinance. Mr. Curless asked if there were questions or comments from Board members. Ms. Lengel asked Mr. Singh if the location would be carry out only, no serving. Mr. Singh responded yes, carry-out only. Mr. Rice asked if Mr. Singh had contacted the town board in Lafontaine for their approval. Mr. Singh stated he had contacted them and had received two letters / emails of support, but due to timing he had not met with them in person yet to receive a recommendation from the Board. He indicated that he will be meeting with them on August 14th. Mr. Vogel stated he felt it would be best to wait for the Town of Lafontaine to make either a favorable or non-favorable recommendation before the Plan Commission Board makes their recommendation. Mr. Hann agreed with Mr. Vogel, stating that if the business is going in the town, the town should have first say on the issue. Mr. Curless then asked if there was any public questions or comments. Ms. Janet Pattee spoke, stating she felt the town did not need any more alcohol sales since the town already has a bar and a gas station that sells alcohol about 300' from this location. There being no further comment, Mr. Curless asked for a motion to continue Special Exception #4 at the September 7, 2023 meeting to allow the town board of LaFontaine to make a recommendation. Motion made by Mr. Vogel, second by Mr. Hann. Roll call vote was taken; motion passed unanimously. Mr. Campbell reminded Mr. Singh the date of the next meeting.

Mr. Curless announced next on the agenda is Coco Jo's Campground, located at 4115 S 700 E, Lagro in Lagro Township, to discuss an expansion. Mr. Campbell introduced Mr. Michael Weaver, who came forward to address questions and comments. Mr. Campbell informed the Board on July 14th in a phone conversation with Mr. Rob DeBeck with the Indiana State Department of Health about another issue I was asked what Wabash County was doing about the issues at the campground. At the time I did not know the ISDH had ongoing issues with the campground. I went to the site to review. The ISDH's issue was the owners did not file any paperwork about the expansion of the campground since they regularly inspect the sewer, water, and swimming/bathing areas at State Registered Campgrounds. Prior to installing roadways, sewer, and water to expand the campground the ISDH requires plan approval, as does Wabash County Plan Commission; they also do inspections and require as-builts, which did not happen. I met with the Weaver's on July 21st to discuss moving forward and how to remedy the issues. During the discussions it was left that I would like to see them come to the Commission and let you know what has transpired and what the plan is to remedy the situation. I did receive plans from the Engineer which I have made copies of for the board to review. Board members reviewed the plans, Mr. Campbell explained that the pink line on the plans is the setback from the county roads. That setback should be 65' from the center of the road, as the plans show there are structures over the setbacks without permission. Ms. Lengel asked when the leases are up for this year. Mr. Weaver stated November 1st. Ms. Lengel then asked if the campers would stay or leave. Mr. Weaver responded some of each. Mr. Weaver then asked about the definition of a structure, stating the RVs are stamped and identified as recreational vehicles – which makes it an Indiana titled vehicle. The porches, lean-tos, decks, are all portable, nothing is in concrete in the ground. Mr. Weaver added utilities are on the CocoJo's side that 65' setback line per Joe Bishop, the Coco Jo's engineer that made the plans. Several board members questioned that as the plans presented showed lines outside the required setback. Mr. Weaver asked if the 65' was from edge of the road or center of the road. Mr. Campbell responded 65' from center of the road. Ms. Lengel asked if Mr. Bishop was aware of the permits needed for the project. Mr. Weaver stated he was aware of the state permits, but not the county permits needed. He added that everything has worked flawlessly since April. Mr. Campbell added that the state plans were due May 1, received May 3, and per Debbie at the state department of health the plans were not complete once they were received. Mr. Weaver indicated that Mr. Bishop had spoken with Debbie on July 21 and got her the information she needed. Mr. Hann asked if any approvals had been received. Mr. Campbell replied not yet. He stated that with state having current violations no permits should have been given. A letter from the state dated September 12, 2022 about the expansion still has not been cleared. Mr. Campbell stated the Plan Commission Office issued a pool permit in March / April of 2023, not knowing of state violations. Mr. Campbell shared with the Board he has since contacted the state and requested a list of all state violations for campgrounds in Wabash County. Mr. Campbell had several questions for the owner about the expansion and the permitting process moving forward. In our meeting on site, you let Bill and myself know that you had not touched any of the existing campsites since you purchased the property, east of the new sites along 700. Is that true? Mr. Weaver stated he did not recall that

part of the conversation. On your website you are advertising 311 campsites, but if you count the number of campsites on the map, we only count 307. Your website shows information from June of 2021 with 215 Seasonal sites, 25 overnight sites and 7 horse sites. That totals 247 sites and you provide a map along with the information that matches those numbers. In the plans provided to us by the engineer they show approximately 36 new spaces on the west end. If you add the 247 and the 36 it only adds up to 283 sites. That is a difference of 28 new camp sites. Can you explain where those 28 new campsites are that you are advertising? According to the Ordinance:

Mr. Weaver responded that some of the lots were originally for mobile homes. Thirty-nine mobile homes have been removed and “buddy lots” created for 2 RVs. He shared that the area intended for boat parking did not work out and that he had entered into a lease agreement with Mr. Mike Eviston for ground for overflow parking. The leased ground has not been developed in any way, just maintained by Coco Jo’s. Mr. Vogel asked if there was direct access from the campground to the reservoir. Mr. Weaver stated not yet. Mr. Rice asked about what state issues need addressed to bring into compliance. Mr. Campbell stated the expansion was done without having plans reviewed and approved by the state and Wabash County Plan Commission as per our ordinance:

8.2. CONSTRUCTION REQUIREMENT. Any person planning to construct, add to, or make a significant change in any campground shall submit plans, drawn to scale, for review and approval by the Wabash County Plan Commission.

Mr. Campbell added that going forward Mr. Weaver will need to get the county site plans because sheds, decks, porches, etc. are to be permitted. Mr. Campbell then introduced Bill Schultz of our County Assessment team to try and explain the process he will have to go thru to take care of this and the timing to get that completed. Mr. Schultz informed Mr. Weaver and the Board that he had been in contact with the Local Department of Government Finance regarding what would need assessed at the campgrounds. He stated he has been told the decks, porches, car ports, etc. will all need to be assessed because that is what is done for homes. He further stated that he was told a lot of the campers do not get moved so they are not plated, and as a result excise tax is not collected on them. Since Wabash County has never handled it this way, Mr. Schultz stated he had already visited Long Lake Campground, Art’s Campground, and Lukens Lake Campground. Mr. Schultz stated the campgrounds will all be receiving a letter from Ms. Kelly Schenkel in the Auditor’s Office. They will request a plat of the park and will assess after the parks have closed for the season. Art’s closes October 15, so anything added after they close this year will go on their January 2024 assessment to be paid in 2025. Mr. Schultz also added that the DLGF indicated the campground will need to be one to obtain the permits needed, not the campers. Mr. Weaver asked when campers are leaving within 6 months, who would be responsible for paying in 2025, stating that it is a seasonal situation. He estimates a 5% turnover every year. My thoughts on this are that campers are going to start leaving the site soon and this could become a real mess if we start assessing and permitting items that may be gone in a week or so. I would like to with permission from the Commission to sit down with the Weavers over the off season and see if they would be willing to work with us on this issue and figure out and equitable way to take care of this. Since this item has just been brought to our attention, we will also have to contact all the other campgrounds in the county and ask that they do the same thing. I would like to ask the Commission to wave the process of permitting for all campgrounds for the rest of this year and give our office time to formulate a plan and meet with the campgrounds to get their input before jumping into a process that will force our office to spend valuable time that we do not have to rush and deal with this for the rest of the year. I just know we do not have the staff to handle hundreds of permits all at once. In the meantime, Mr. Campbell stated Mr. Weaver needs to get plans submitted for review, Plan Commission approval, and state approval. Mr. Dawes asked if a variance would be required for those units within the 65’ setback; Mr. Campbell responded, yes. Ms. Lengel voiced concerns over the potential for obstructed view for traffic. Mr. Thrush advised the board to wait to approve the plans until the state approves them. Mr. Vogel inquired about where most of the expansion is

located. Mr. Campbell showed on the GIS that it is along the west side and County Road 700 E. Mr. Campbell shared another concern was the lots are not numbered visibly. Mr. Weaver stated, no they are not but that they are working through a plan to stencil lot numbers on the road in front of each lot. He stated he is not pleased with the current lot number system they are using and would like to update it. Mr. Campbell requested that he incorporate that into the plan he is to submit for approval as well.

Mr. Weaver expressed to the board that he expanded so soon trying to keep up with demand. He feels he could fill another 100 sites immediately if he had the space available given his current waiting list for a site. Mr. Campbell stated the Weavers are doing great things out there and have made a number of great improvements since they took over ownership, but we need to keep the property in compliance with the ordinance and state requirements. Mr. Eviston came forward and introduced himself. He stated he entered into a lease agreement with Mr. Weaver when he ran out of parking area. Mr. Weaver currently leases 1-1.5 acres from Mr. Eviston that is zoned A2. The leased ground is just bare ground, no improvements have been added to it, but Mr. Weaver does maintain it.

Mr. Vogel stated he felt the board needed a continuance for Coco Jo's Campground expansion discussion to allow board members time to review the plans once they are submitted. Mr. Campbell asked Mr. Weaver to stay in contact with the Plan Commission office and get the plans to office soon, as those will be required before applying for the variance needed. Ms. Slee asked if Mr. Bishop, Coco Jo's Engineer, could add the 65' setback line to the plans before submitting them. Mr. Weaver will ask him to do that, and verified with the Board that it is 65' from the center of the road. Mr. Eviston verified there was no concern with continuing the lease agreement for parking. Mr. Campbell stated if everything is plated and current, no issues with parking. Mr. Campbell then asked if Mr. Weaver would be okay with him speaking directly with Mr. Bishop. Mr. Weaver gave permission for him to work directly with Mr. Bishop. Mr. Curless asked if there were any further questions or comments from board members or the public present. None were given.

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

- 9 complaints were rolled over from 2022
- 43 new complaints have been received in 2023, for a total of 52 worked to date.
- Of those 11 have been resolved
- Linda Trent property (1106 E. 800 S., Lafontaine) unsafe premise order has been filed in court, there has been no changes, and appears to be additional trash in the yard.
- Myron Dill (231 E Wall St, Liberty Mills) is to be in court again in September

Mr. Curless then asked if there was any other business from Board members or from the public present.

Mr. Tyler Guenin informed the Board that in the Urbana area at the north side of 200 E and 500 N there has been considerable dirt moving for the construction of a large-scale shooting range. The range faces to the east. He stated the neighbors are concerned and asking if the project was permitted. Mr. Campbell shared with the board he was made aware of the project by neighbors, had visited the site, and had conversation with the owner. He reviewed pictures he had taken of the project with the board. He noted that dirt has been piled very close to the property line, the amount of disturbed area (estimated at 3-4 acres) is a concern, and that he is checking with NRCS about the waterway that may be affected. IDEM has been notified and an inspector will be checking the site. Mr. Campbell asked how the board would like to proceed. The property is zoned A1, a shooting range is permitted in A2 or FRC. Would this be considered an earthen structure and require a special exception? A variance since it is not on the chart of permitted uses? A variance for setbacks? Mr. Thrush asked for clarification, it was built without following proper procedures and if they were still working on it? Mr. Campbell responded that it was done with no permits and the project is completed because when IDEM was contacted they asked that the contractor be allowed to place the topsoil and seed the ground as soon as possible. Dee Urschel spoke with concerns for eagles that are nesting in the woods. Mr. Mike Tomson spoke, stating he lives on 500 N and would

like to see it removed. He stated it is approximately 1400' from his barn, 1500' from his home, and feels it will not be for personal use due to the size of it. He also voiced concerns about property values in the area decreasing as a result. Ms. Christine Tomson voiced concerns, indicating she does not want to see it in her backyard, is concerned for the nesting eagles in the woods nearby, and other future environmental concerns. Mr. Curless asked if the intent is for personal use only. Mr. Campbell stated the owner indicated it was. Ms. Kim Wilcox stated she resides at the farm next to it and would also hate to see the eagles scared away and has cattle that graze in the woods nearby. Ms. Brenda Tomson, who also resides on 500 N, stated her horse has been spooked by gunfire in the past and suffered an extensive injury as a result and is now fearful of the noise of the gunfire. Mr. Caton Howard, from 500 N, also spoke with concerns for the environmental impact and questioning the personal use intent. Mr. Rice asked what the county regulations would be for the project. Mr. Campbell stated per the table of permitted uses, a shooting range is not permitted and would require a variance. Mr. Campbell feels the setback distance has not been maintained, which would also need a variance. Mr. Campbell spoke with the neighbor to the north; the neighbor had no major issues with the project. The neighbor had asked that some of the piled dirt be removed from his property. He also owns the woods and voiced concern for the eagles. Mr. Campbell added that if applying for a special exception for an earthen structure the setback requirement would be 105' from the property line. He added that unfortunately, the owner is going about the project backwards. Mr. Thrush asked for confirmation that it is not allowed in A1; Mr. Campbell confirmed. Mr. Rice asked if the owner had been notified. Mr. Campbell indicated he had spoken to the owner and advised it would be discussed this evening. Mr. Thrush stated that since it was an unlawful use the board would have rights to instruct the owner to tear it down. Mr. Curless asked where the dirt came from for the project. Mr. Tomson responded that Troy Eads Excavating had spent about two weeks on the job site, the dirt used came from on site. Mr. Hann asked those present if anyone had contacted the DNR about the eagles. Ms. Urschel replied that she did and was instructed to come to the Plan Commission Board. Ms. Cheryl Ross asked if the ditch close by presented any problems. Mr. Campbell stated he has contacted the NRCS office to see if the waterway is on their inventory, but has not heard back from them yet. It is not a county regulated ditch. Mr. Dawes asked if DNR and IDEM regulations were being met. Mr. Campbell stated IDEM is checking the site because of the amount of disturbed ground without any state permits. He will contact DNR to see if they have any regulations that would apply. Mr. Rice stated it needs communicated with the owner that it is not allowable in A1 and cannot be used for this as of today. Mr. Campbell reviewed the Ag 1 point system evaluation and indicated he did not think it would pass if it was required, but questioned if it would need evaluated because it is not a residence or business use. Mr. Tomson shared his frustrations that as a state trooper he has no jurisdiction over this because it is a zoning ordinance issue. Mr. Vogel shared he felt the project went overboard, but that the Board also must be careful of property rights – maintaining that people can shoot on their own property if done safely and kept to personal not business. Mr. Rice voiced concern that a shooting range of this nature is different and that he would like the owner present at the next meeting to answer questions. Mr. Campbell will contact the owner to request them to be present. If allowed to stay at current location it will need a variance from the setbacks. Ms. Tomson stated target practice and a shooting range are different. She stated with the size of the structure, her house could fit inside it. She feels the owner did it without asking for proper permits intentionally. Mr. Vogel asked if the neighbors felt it was a safe structure. Mr. Tomson responded yes, but that it was not done properly. Property values will decrease because no one will want to live by it. He felt the owner should have had the common courtesy to notify the neighbors; stating that at first he thought it was going to be a pond. He asked the board to remember that if they let the owner get by with this, they are setting a precedent for the county. Mr. Urschel agreed, stating building a hog house would require him to get state and local permits. Mr. Hann reminded those in attendance that this spring the board voted against a solar project to protect A1 ground, this would also be in A1 and in violation of the ordinance. He added, in his opinion, that if the ordinance is going to be upheld for the solar project, it should be for this project too. Ms. Lengel asked if the neighbors hear a lot of shooting. Ms. Brenda Tomson responded yes, been going on for months, indicating that sometimes it is small pistols but some are much larger. Mr. Rice stated he thought the owner manufactured larger caliber guns for their gun shop in North Manchester. Mr. Guenin added that it has not been excessive, but there has been full auto fire. He feels given the owners background they are probably properly permitted for that type, but that this structure goes well beyond what should be needed. Mr. Rice stated he felt the owner would need a

variance from setbacks and use. The owner should know the variances are probably not approvable, but that the Board cannot stop him from requesting. Mr. Campbell agreed. He thanked everyone for their input and stated he would notify the owner. If the owner chooses to proceed letters would go out to those neighbors within 250' of the property and an ad would be placed in the Wabash Plain Dealer. Mr. Campbell showed those in attendance what parcels would get notifications on the GIS map. Mr. Curless asked if there were any other questions or comments from board members or the public.

Mr. Curless then asked Mr. Campbell to review the Plan Commission budget for 2024 with the Board. Mr. Campbell apologized that the timing was off to get the budget on the agenda for the July meeting, as he had to submit it to the Auditor's Office on July 21. Copies were distributed to board members for their review. Mr. Campbell stated he worked from the 2023 budget to create the 2024 budget request. The main addition is office equipment, he is requesting new furniture for the Plan Commission to include standing desks and to allow for a better traffic flow in the office. He explained to the board that he had to budget for the Plan Commission general funds and the Unsafe Premise fund. Ms. Lengel asked what had been taken from the Unsafe Premise fund this year. Ms. Lyons offered to get a copy of the expenses, and estimated it at \$3,000. It was noted that those expenses this year have been for dumpsters to be set at Sandy Beach and for mailings required for the Unsafe Premise orders. Mr. Campbell noted to the Board that he would like to review the dumpsters at Sandy Beach because he feels other communities could also benefit from the county's help with that. He also informed the board he had worked with the Auditor to insure all the forms were completed properly for the budget. The Plan Commission budget hearing is scheduled for August 15th at 3:00. Ms. Lengel requested a review of what was spent at the end of the year to see if we budgeted enough. Mr. Vogel was concerned that mileage might be low. Mr. Campbell stated he works to schedule and plan trips accordingly to keep it as minimal as possible.

Mr. Curless asked if there were any further questions or concerns from board members or the public.

Ms. Ross asked for an update on the town board meetings and the signing of the moratorium. Mr. Campbell shared that he would be attending the meeting Lagro on Monday, August 7th. He has previously met with them and answered their questions. Mr. Downs has prepared a statement for the towns explaining why they need to sign the moratorium. Mr. Campbell expects to attend the Roann meeting on Monday, August 14. Lafontaine also meets on Monday, August 14th. Mr. Campbell is working with Mr. Downs to insure someone will be present who can answer any questions they may have. He stated the moratorium is not finalized, the towns need to sign, and then the Plan Commission can form a committee to start looking at the solar ordinance.

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. Mr. Vogel made the motion to adjourn, seconded by Mr. Hann. Vote on the motion was taken, carried unanimously. Meeting adjourned at 9:15 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)

