

# 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, October 5, 2023

Roll call was taken with the following present:

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

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

Absent: Sam Hann, Christian Rosen, Geoff Schortgen

Others present: Suzanne Peebles, Ryan Stout, David Wintrode, Nicky Burnsworth

The Wabash County Plan Commission Board met on Thursday, October 5, 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 September 7, 2023 meeting. Motion to approve the minutes with two typographical errors being corrected was made by Mr. Vogel, second by Mr. Dawes. Roll call was taken, motion passed 6-0-1, with Mr. Rice abstaining because he was not in attendance at the September meeting.

Mr. Curless then stated next on the agenda would be the update on the Unsafe Premise Order on Curt Arnett's property, located at 23 W. Branson St. in Lafontaine, Liberty Township. Mr. Campbell shared pictures he had taken of the property on September 27 and October 4. He noted that Mr. Arnett is unable to attend due to his wife's condition, but he has had contact with Dave, Mr. Arnett's son. Mr. Campbell stated that a new door has been installed, the steps going downstairs have been blocked off, the contractor is starting the siding and metal roof work. He added that the foundation required them to keep the structure as one building rather than splitting into two, as they were originally. The contractor will be addressing the steps going upstairs as well. He also stated the vehicle has not been moved yet. He will contact Dave next week and give him 10 days to move it, explaining to him that it must be stored inside if it is non-running and does not have current plates on it per the ordinance. The contractor has stated they plan to be finished in about two weeks.

Mr. Curless indicated next on the agenda was Special Exception #5, David Wintrode, for a pond at 4495 S. 700 E., in Lagro Township. Mr. Campbell shared with the board that Mr. Wintrode was unable to attend the September meeting and had contacted the office in the time allowable to request a continuance to the October meeting. At the September meeting the board approved the requested continuance. Mr. Wintrode had previously applied for a pond on the property in August of 2014 and then postponed the project. This pond is the same plan that was submitted previously, as designed with the NRCS office. Mr. Campbell explained it would be close to a flowage easement, but that Army Corp has no concerns. Mr. Wintrode will be asking the Board of Zoning Appeals for

approval of a variance from the east property line. The project received a favorable recommendation from the drainage board. Mr. Curless asked if there were any questions or concerns from board members or the public. There being none, he asked for a motion. Mr. Vogel made a motion for a favorable recommendation to the Board of Zoning Appeals for the pond project as presented; second by Mr. Rice. Roll call vote was taken; motion passed unanimously.

Mr. Curless then moved to Special Exception #9, Ryan Stout / McKillip Seeds, request for a pond at 4086 W. Division Road, in Noble Township. Mr. Campbell shared with the board that Mr. Stout would like to construct a pond. The plan received a favorable recommendation from the drainage board. No variances would be required. Mr. Curless asked if there were any questions or concerns from board members or the public. There being none he asked for a motion. Mr. Vogel made a motion for a favorable recommendation to the Board of Zoning Appeals for the pond project as presented; second by Ms. Slee. Roll call vote was taken; motion passed unanimously.

Mr. Curless stated next on the agenda was Special Exception #10, Jeremy & Mikki Warnock, request for a pond at 4407 E 500 N, Urbana in Lagro Township. Mr. Rice asked who owned the farm ground around the proposed site. Mr. Campbell stated Rosen Farms. After some discussion, board members felt some measurements needed clarified, had some questions about setbacks, and concerns about water on the neighboring property. As neither of the Warnock's were present to address any of the questions or concerns, the board decided to table the Special Exception until the November meeting to allow for discussion with the property owners. Motion to table was made by Mr. Dawes; second by Ms. Lengel. Roll call vote was taken; motion to table passed unanimously.

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

- 70 Complaints have been worked in 2023, 61 of those are new this year, 9 were carried over from 2022, 26 have been resolved and closed.
- An unsafe premise order was filed on the Linda Trent property located at 1106 E 800 S, LaFontaine. It has since been sold at the fall tax sale. Someone is mowing the yard and has cleaned up the outside, unsure who.
- Myron Dill (regarding property at 231 E Wall St, Liberty Mills) did not appear in court as scheduled on September 29, 2023. A neighbor is continuing to complain about the property. Mr. Thrush will pursue contempt charges.
- Previously discussed property on Dora Road that is within city jurisdiction (property address 677 W 250 S) but that complaints were received on. Contacted the owners and worked through the situation with the owners and city officials. Owners have been issued permits from the City of Wabash and started work, turned it back over to the city for inspection and closing the case at this time.
- Ada Ebert property, located at 11465 S State Road 15 Lot 2 in LaFontaine, burnt in 2022. The residence is in poor condition due to foundation issues prior to fire damage. The fire left holes in the roof and broken windows. In communicating with the Lafontaine Fire Department, it was discovered there is no insurance on the residence. Homeowner had been in previously to discuss options, but is no longer returning phone calls or responding the letters. The health department has concerns about the existing septic system, and with less than 1 acre feels there is not a good option for a new system. An Unsafe Premise Order has been filed. It was mailed to the LaFontaine address, her home address (a PO Box in Marion), and sent certified with return receipt to her PO Box). At the time of the meeting, the certified mail had arrived at Marion Post Office but had not been signed for.

Mr. Curless then asked if there was any other business from board members. The following items before the Board:

- Mr. Campbell updated the Board on the Leo & Rosalie Elshire property located at 10643 S. 550 W., Amboy. The property was split, creating a parcel of only one acre, containing a mobile home that was to be moved before anything was allowed on the property per restrictions from the Board of Zoning Appeals. Mr. Campbell has received a letter from the Elshire's stating they believe everything was done legally. A new

septic has been installed; it is undetermined at this time if that system services both homes. It is also undetermined if there are separate wells for the residences. Mr. Curless asked if the health department would have records regarding the septic; Mr. Campbell stated he has been working with the health department, but they do not have detail on the location of the system. Mr. Campbell will try to schedule a meeting with the Elshire's to get more information.

- Mr. Stout brought concerns to the board regarding vision at the intersection of 700 W and Old 24 at Richvalley. There are several overgrown evergreen trees. Mr. Dawes asked Mr. Campbell to contact County Highway to help determine if the trees are in the right of way. If they are, the county highway can trim them back. If they are not, the Plan Commission office can send a letter to the property owner asking them to trim.

There being no further business Mr. Curless asked for a motion to adjourn the meeting. Ms. Lengel made the motion to adjourn, seconded by multiple members. Vote on the motion was taken, carried unanimously. Meeting adjourned at 7:34 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.*

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