

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

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BZA MEETING MINUTES

February 25, 2020

Wabash County Board of Zoning Appeals

Wabash County Court House

Wabash IN 46992

BZA MEMBERS: Dan Dale, Patty Godfroy, Mark Milam, Joe Vogel, Jerry Younce, and Attorney Larry Thrush

Present: Dan Dale, Patty Godfroy, Mark Milam, Joe Vogel, Jerry Younce, Larry Thrush, Mike Howard, Libby Cook, Randy & Debbie Curless, Alex & Kayla Vandiepenbos

The Wabash County Board of Zoning Appeals met on Tuesday, February 25, 2020. Board Chairman, Joe Vogel called the meeting to order at 7:00 pm. Minutes of the January 28, 2020 meeting were reviewed; Mr. Vogel asked if there were any corrections or additions, there being none he asked for a motion on the minutes. Mark Milam made the motion to approve the minutes as written; this was seconded by Jerry Younce. The minutes will stand approved as written. On behalf of the Board Mr. Vogel welcomed new member, Patty Godfroy. Ms. Godfroy fills the vacancy from the retirement of Mr. David Schuler at the end of 2019.

Mr. Vogel: The first item on the agenda is the continuation of Variance #1, Alex Vandiepenbos, seeking a variance from the property line setback in Lagro Corp., Lagro Twp.

Mr. Howard stated that Mr. & Mrs. Vandiepenbos live at 720 Main St., Lagro. On April 27, 2017 the Vandiepenbos' received a permit to place a storage building and car port on their property in Lagro; the carport is listed as 21 x 30. They were not aware of the property line setback requirements and placed the car port on the existing cement slab from a previous grandfathered structure. The setback for an accessory structure from an adjoining property line in an R3 zone is 6 feet from the side property line. The neighbor to the east claims that the structure is over the property line and is on her property. I have explained to her what was represented in the 2007 recorded survey which Board members were provided a copy of. It shows the existing concrete pad to be .8 tenths of a foot away from the title line at the rear and .6 tenths of a foot away from the title line at the front of the pad. The neighboring property owner stated that she felt they had added concrete to the east of the existing concrete pad; I went to the site along with Scott Siders from Lagro. The old existing footers and concrete pad to the east do

not show any indication of being added on to. Photos of the northeast and southeast corners of the concrete pad show the old existing footer and block wall below ground level extended beyond the carport structure. The building actually sets west inside the old foundation and block wall. This photo of southwest corner shows the 31 foot wide building sits 12 inches (+) to the west of the old 30 foot concrete pad. Which means that the structure is to the west, off of the property line. The building does have a 4 inch overhang but considering the 12 inches and the 4 inches it would still not be over the property line. Ms. Hauptert attended the January 28th meeting, the hearing tonight is a continuation, we agreed to allow her a 30 day time period to have a company of her choice do a survey her property. She stated that she would like to have Bunnell Surveying do the survey. Mr. & Mrs. Bunnell were present at the Jan. 28th meeting; he stated that he thought they could get the survey done for the February BZA meeting. I have talked with Bunnell's. Ms. Hauptert left them a message mid-February, they have tried to return the call twice and neither time have been able to get a response about doing any survey work or verifying this. The survey you have in front of you is a recorded survey from 2007. The garage that was once on the property was not in the aerial photos at the time of the 2007 survey. At this time since no other survey has been provided, my recommendation would be to approve the variance with the understanding that it is based on the 2007 survey. Mr. Vogel asked the Vandiepenbos' if they had anything to add or if they have talked with Ms. Hauptert during this time, they stated that they have not and Ms. Hauptert has not come to them. There being no further questions or discussion the Board proceeded to vote. Mr. Thrush tallied the votes, Variance #1 was approved.

Mr. Vogel: The next item on the agenda is Variance #3, Curless Farms - Randy Curless, seeking a variance from the subdivision ordinance for a property split in Noble Twp.

Mr. Howard: Mr. & Mrs. Curless reside at 1677 E 500 S, Noble Township, Wabash County. If you look at the overall parcel you will see that at one time it was approximately 157.76 acres they sold 16 acres with the swine facility in May of 2017. That was their first split of less than 20 acres. The Curless' are in the process of building a new home and have surveyed out 6.286 acres in the area of their current residential structure for the new home. They will become the deeded owners of the 6.286 acre parcel. This would be the farm corporation's second sale of less than 20 acres in 5 years thus requiring a variance. The new residential structure will be to the south of the current residence. Once the new house is completed the old house will be razed. Ms. Godfroy asked if the driveway entrance to the new home would be from Old St. Rd. 15. Mr. Curless explained that they will use the existing driveway on 500 S, the address, 1677 E 500 S, will remain the same. There being no further questions, the Board proceeded to vote. Mr. Thrush tallied the votes, Variance #3 was approved.

Mr. Howard shared with the Board that Mr. Curless, Chairman of the Plan Commission Board, has received a request from Mr. Keith Gillenwater, CEO of Grow Wabash County, to appoint a representative from the PCB or BZA to become an ex-officio Board member of the Imagine One 85 Board. Imagine One85 is researching the population decline in Wabash County and working toward the goal of one Comprehensive Plan for all of Wabash County. Board members discussed what one Comprehensive Plan for the entire county could look like and stressed the need for the rural, agricultural areas of the county to be represented. Mr. Gillenwater and Ms.

Patty Grant of the Community Foundation of Wabash County gave a presentation of the study during the February 6th meeting of the PCB.

BZA members will be invited to the April 2nd PCB meeting for the recognition of Mr. David Schuler honoring his many years of service the PCB and BZA.

There being no further business Mr. Vogel asked for a motion to adjourn the meeting. Mr. Younce made the motion to adjourn; this was seconded by Ms. Godfroy. The meeting adjourned at 7:35 pm.

Libby Cook
Secretary, Wabash Co. Board of Zoning Appeals
mth