

WABASH COUNTY PLAN COMMISSION

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**Wabash County Board of Zoning Appeals
Wabash County Court House
Wabash IN 46992**

BZA MEETING MINUTES **July 28, 2020**

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

Present: Joe Vogel, Patty Godfroy, Mark Milam, Dan Dale, Mike Howard, Larry Thrush, Libby Cook, Kimberly Campbell

The Wabash County Board of Zoning Appeals met on Tuesday, July 28, 2020. 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 June 23rd meeting, there being none he asked for a motion to approve the minutes. Mark Milam made a motion to approve the minutes as written; this was seconded by Dan Dale. The minutes will stand approved as written.

Mr. Vogel: The first item on the agenda is Variance #7, Jason & Kimberly Campbell, requesting a variance from the road setback requirements in Liberty Township. Mrs. Campbell explained that their house had substantial damage from the hail storm in June, and they have decided they would like to add a porch that will be 6 x 25 feet.

Mr. Howard provided the following information on the Campbell property: The Campbell's live at 6173 S Old St. Rd. 15 in Liberty Township. The Campbell's are seeking to put a 150 square ft. porch on the front of their home which would be to the west toward the highway. The established setback requirement is 95 feet from the center of the road; the front of the home is approximately 50 feet from the center of the roadway. When they add that 6 feet on they are down to about 44 feet that is why it requires a variance. Mr. Vogel asked if the property was in the middle of the mile, it is not right at the corner. Mr. Howard answered that it is just over ¼ of a mile from St. Rd. 124. Mr. Howard reviewed ortho photography of the property and discussed the elevations, it is relatively open through there they don't have a valley. Mr. Vogel asked if there have been any questions/comments from neighboring property owners, Mr. Howard replied there had been none. Mr. Dale asked if there would be any problem with getting emergency

vehicles such as fire trucks in to the property if necessary. Mrs. Campbell stated that when the roadwork was being done they did level the side ditch to the front of the house, past the house there is a ditch. Mr. Vogel asked if there were any further questions or comments, there being none the Board proceeded to vote. Mr. Thrush tallied the votes, Variance #7 was approved.

Mr. Howard gave updates on the following:

- Midwest Poultry Service is planning an expansion of their facility; he then reviewed the plans that have been submitted. Mr. Dale asked if they would have to have IDEM permitting, Mr. Howard stated that they would. Screening of the buildings was discussed, Mr. Vogel stated that he feels screening should be required.
- Gary Treska, possible expansion of CFO on S. America Rd.
- Indiana Senate passed a bill that states the Extension Office CED/ANR Educator representative to the PCB has to live in the county they are serving to have voting rights on the Board. Our representative, Geoff Schortgen does not live in Wabash County. By the law we can write an ordinance that would permit him to continue to have voting rights from Oct. 1, 2020 through the end of the 2020 calendar year. We can ask the Extension Board to nominate a resident of the county to hold the voting position on the PCB, Mr. Schortgen would continue on the Board in an advisory capacity. We would like to recommend Randy Curless as their nominee to represent the Ag Community on the Plan Commission Board. Mr. Curless has been serving on the PCB as the representative from the Wabash County Council, he did not run for reelection to the Council, therefore we will have a new Council representative to the PCB starting in 2021.
- The Plan Commission Board has approved the creation of the office position of part-time Deputy Planning Deputy Director. The position had first been presented as a salaried position but it has been determined by the PAC that there should not be part-time salaried positions with the exception of a few cases where it is necessary. The salaried wording from the titles will be removed.
- Grow Wabash County has asked for the e-mail addresses of all of our Board members, I wanted to ask for the permission of our members before giving out personal e-mail addresses. Mr. Howard asked the Board members if they would give their permission for him to provide this information to Grow Wabash County. Patty Godfroy, Joe Vogel, Dan Dale, and Mark Milam all stated that they gave their permission to share their e-mail addresses with Grow Wabash County. Mr. Younce was not present at this meeting.
- White's Residential and Family Services is planning an expansion to the Compass Rose Academy on their campus. At the July Plan Commission Board meeting we held a phone conference with a representative from the engineering firm they are working with. Mike Haarer, Executive Director of Compass Rose Academy will give a presentation at the Sept. 3rd Plan Commission Board meeting discussing the plans for the expansion. The expansion is being planned in two phases, much of the permitting will come through the State, and once we have copies of all of the state permits we will issue one permit for each phase.
- Update on the Doyle Silvers property in Lafontaine. Photos of the progress of the home construction were shared and discussion was held regarding possible penalties if the home is not completed by the date agreed upon with Mr. Silvers.

Mr. Vogel asked if there was any further business to be discussed, there being none he asked for a motion to adjourn. Ms. Godfroy made the motion to adjourn; this was seconded by Mr. Dale. The meeting adjourned at 8:00 pm.

Libby Cook
Secretary, Wabash Co. Board of Zoning Appeals
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