

# *WABASH COUNTY PLAN COMMISSION*

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**Wabash County Board of Zoning Appeals**

**Wabash County Court House**

**Wabash IN 46992**

## **BZA MEETING MINUTES**

**SEPTEMBER 28, 2021**

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

PRESENT: Joe Vogel, Patty Godfroy, Mark Milam, Jerry Younce, Larry Thrush, Mike Howard, Libby Cook, Mitch Oetken, Ashley Oetken, Glenn Butcher, Doug Unger, Tim Roberts, Mrs. Roberts, Ryan Rosen,

The Wabash County Board of Zoning Appeals met on Tuesday, September 28<sup>th</sup>, 2021. 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 August 24<sup>th</sup> meeting, there being none he asked for a motion to approve the minutes. Mr. Younce made the motion to approve the minutes as written, this was seconded by Mr. Milam, the motion carried.

Mr. Vogel: The first item on the agenda is Special Exception #11, Ryan Rosen for construction of a pond in Noble Township.

Mr. Howard stated that the Rosen's reside at 2504 N 300 W, Wabash. Brainard Excavating will be the contractor; there is a variance request from the road setbacks to be 40 feet with a 5 foot berm between the pond and the road; there are no floodplain or flowage easements; approximately ½ acre water surface area; no dam; 8" overflow pipe feeds into 6" tile north of the pond; 15 foot approximate maximum depth; no emergency overflow required; no geothermal feed; nearest certified drain or ditch is Bachelor Creek approximately 1,250 feet to the Northeast. The plan did receive a favorable recommendation from the Plan Commission Board and the Wabash County Drainage Board. Mr. Vogel asked if the berm will have live screening, Mr. Rosen said that it will. Mr. Vogel asked if there were any questions from the Board or audience, there being none the Board proceeded to vote. The first vote was for the variance request, Mr. Thrush tallied the votes, the variance was approved. The second vote was for the Special Exception, Mr. Thrush tallied the votes, the request was approved.

Mr. Vogel: The 2<sup>nd</sup> item on the agenda is Tim Roberts and Doug Unger request a variance review regarding Bass & Bucks in Noble Township. BZA Member Patty Godfroy excused herself from participating in the discussion. Mr. Unger stated that he appeared before the BZA last year after the tournament, a 3 gun shoot at Bass & Bucks, it is not safe to be on my property when they have those tournaments. My building has been shot up, it has 7 holes in the side of it, he shared photos of the building. I just want to discuss that it is not safe when they have these tournaments and I don't really know what to do about it but something should be done.

Mr. Vogel asked Mr. Unger where he is located, Mr. Unger said he owns the property to the east side on the north side of the road. They have a range that shoots north that I don't have a problem with, it has backstops, when they have tournaments back in the woods it's not safe on my property. I addressed this last year and I would like to see something done about it.

Mr. Roberts introduced himself and said that he used to be the Sheriff in Wabash County and is a lifetime member of the National Rifle Association. I am not against gun ranges, I think gun ranges are fine, I am glad that Glenn has the range there for people to shoot on. I was called by Doug (Unger) about this incident with the barn. I went to look at Mr. Unger's barn and also there helping me was John Engle from the Department of Natural Resources. We did a lot of investigation, looking at the angle that the bullets hit the building. I did a basic ballistics check because of the amount of distance that the bullets fell as they went through one side of the building and out the other side. The bullets went through one side and out the other, there is no question where the bullets came from. Also lining it up, John and I working together, there is no question that those bullets came from Bass & Bucks property.

Mr. Vogel asked what caliber the bullets were. Mr. Roberts said from what he could measure with his micrometers on that steel, it could be from a 9 mm caliber, that could be from a handgun, I don't know for sure the answer to that. They were going at a pretty slow velocity because of the way they hit the metal. I am used to seeing high speed impacts and we didn't have that. The other thing I wanted to tell you is that I am an NRA certified rifle instructor, pistol instructor, range safety officer and chief range safety officer. I am the President of the gun club down on Mill Street and have been for over 10 years. That club has been in existence since 1956, that is the year they built the club house, people were shooting down there before that. We have never had an accident.

What I would say, and I consider Glenn a friend of mine just like I consider Doug a friend, when he first started his range and had the range up on top of the hill everything was on level ground and that looked pretty safe to me, he was firing into man made dirt banks or backstops. The reason I use the term man made is in order for a backstop to be safe it needs to be manmade, in other words you are going to control the aggregate that is in that backstop, it is going to be sand, dirt, it is going to be fine materials, the bullet goes in and it doesn't come out. If you have an unknown backstop, a natural backstop, and you know here in Wabash County there can be rocks 2 inches in from the dirt that can cause ricochets.

I haven't been down over the hill on Glenn's property but I don't think he has any man made backstops back there. This probably wouldn't have happened; I haven't kept up with the tournaments he has had but he has had a 3 gun shoot and a 3 gun shoot is typically a straight forward shoot you are probably not going to have a problem with that. They had an additional shoot on the website that was called the Jungle Run there are no trees on top of his property, I wasn't there so I don't know but I assume that they happen down below and that is where this

problem occurred, where these bullets came from, not the upper range. We are not asking for you guys to shut down Bass & Bucks range, we will let the insurance companies take care of the barn, he asked Mr. Unger if he agreed with that, Mr. Unger said yes. What we would like for you to do is to put basically 3 restrictions on Bass & Bucks range:

1. That all shots are fired into a manmade backstop.
2. If he wants to shoot down below we don't have a problem with that as long as he puts 14 foot high banks around it so that it catches those bullets and they don't go over the horizon onto someone else's property.
3. We would like for him to have on file with you a copy of his liability insurance.

I don't think that those requests are unreasonable. Like I said we are not here to try to shut him down. Glenn and I have worked together on projects and I consider him a friend. I would hope that you guys and Glenn think those requests are reasonable accommodations that we can deal with.

Mr. Vogel said he could see their justification; you have proof where the bullets came from. Mr. Roberts said we will let the insurance companies deal with that, just a good thing Doug wasn't in his barn at the time.

Mr. Vogel asked Mr. Butcher if he would like to address the Board. Mr. Butcher said sure.

Mr. Vogel asked Mr. Butcher if he felt the bullets came from his range. Mr. Butcher replied 100% they did not. Mr. Butcher said that he had called the State Investigator and had him text me, I asked him directly where did the shots come from, I told him if they came from me I would pay for whatever and that would never happen again because I am not that way. He said there are 3 scenarios and this is on the state report:

1. Someone fired off course completely, so where we have our dirt and we shoot down the hills on these shoots they would have to shoot directly the opposite way which would not happen because there is a range officer and in all the 3 gun shoots the range officer has their hand on their shoulder and has a timer. He runs with the guy, so if he puts his muzzle so much as a 45 degree angle up or breaks a 30 degree either way he gets a slap on the head and he is disqualified, gun is dismissed and he is done.
2. Someone shot from Doug's hill.
3. Trespassers.

I went back with the guy who spent 2 days back there because I wanted to find out. My grandson lives the same distance from Paul's house to her house and we shoot in behind and if there was ever a doubt that I knew a shell was going off course or anything like that I would not be shooting because it is my grandson and my daughter-in-law. My daughter is building a house probably 50 yards from Doug's barn next spring. I deem my thing is safe until somebody proves to me that it is not safe. I will get John to send a copy to you and it says right there in his report that someone fired completely off course, and that can't happen because of the safety officer is with everyone.

Mr. Vogel stated that he had been out to the business but had not been on the range, and you are shooting downhill, Mr. Butcher said that is correct that is the one range, then we do different shoots, we only did 2 shoots this year. Mr. Vogel asked, are you shooting to the east? Mr. Butcher said there are no ranges that the center fire ever fired east or south, pistol, rifle that is centerfire that's the projectiles could go further distance. Indiana Multi-Gun Association they have a

certified guide that comes in and certifies each stage, he uses a topo map, he has an aerial map of every house and the distance, and it shows directions if anything can happen, they will not let them shoot 30 degrees whichever direction. Keep in mind though there is not a loaded gun on the property until they go to their stage, the range officer is there, they load their gun, they shoot at their pre-approved downhill, never uphill, always downhill in the side of a bank my ground is not flat it is all hills. Each stage that we set back there we are shooting down, yes there can be a ricochet, keep in mind that if there ever was a ricochet it is a heavily wooded area where it can't get out of it. Doug said his barn was shot 8 times, how do you hit a barn 4 times 2,000 yards or whatever consistently? If you are shooting through 110 acres in the middle of a woods. A trespasser, or someone, and I hope I can prove it and I am trying, shot it deliberately just trying to blame me. My range has been there for 16-17 years with no problem until Doug bought the property next to me, one of his best friends is Paul Pattee who seems to have it in for me. If I felt like my range was unsafe from anything I do out there, I would stop it immediately because my grandson lives there, my daughter is going to be building right next to it and I have done this all my life. For him to come and tell you the it definitely 100 % came from my property, he has no foolproof proof, it did because the State investigator was right with him when he evaluated it. I can't believe that they didn't come and tell me because I just got the information from John the investigator so that I could come up here and read this to you tonight.

Mr. Vogel said he believes his building is east of you at a southern angle, the people are shooting at more north of him. Mr. Butcher said there is one station right on my old property line where I bought 22 acres of the auction. That is where the last station is we only had one shotgun stage there, it is shotgun only. That shot is to the east, and is a good 450 – 500 yards through solid woods. There is no way in the world that a shotgun can get through it. Mr. Vogel asked the shotgun shoots towards his barn but there is a woods in front of it. Mr. Butcher said correct, John told me that it is like 80 feet down into the creek where they were shooting down at a spinner, there is 80 feet of rise in elevation of solid woods going back to it. Mr. Butcher noted that he has 2 million dollars liability insurance.

Mr. Roberts said that right outside of Mr. Unger's building there is a 25 foot drop off sharply to a wooded ravine, you could not have fired those rounds through that barn at the angle that they came through from Doug's property. You couldn't fire it from his property. Both properties run clear to the river and you couldn't have done it because the rounds came through at a high angle, you would have had to climb up at least 20 feet of a ladder or more to have those rounds come from that direction.

I also noticed, I didn't say this before, in the ravine that is all trees, there is a little gap in it, there are trees here and trees there but there is a gap in it where it is not as well treed. From looking at it, those bullets came through that gap, there could have been others that got absorbed by those trees. Those bullets came from a long way off, a lot further than Doug's property, way further. They couldn't have come from his property at that angle. Like I said, I don't know how high he would have had to have been to shoot them at that angle or a person on his property to shoot them at that angle, they came in form the northwest traveling southeast. His barn is pretty close to the property line, there is no way, you couldn't stand anywhere on Doug's property and put those bullets holes in that barn at that angle, you just couldn't do it.

I agree the one thing we don't know is when this happened, if this happened during the shoot, or it could have happened some other time. Mr. Vogel asked Mr. Unger if he was at home and heard it. Mr. Unger stated that he has leased the building to a guy and he is the one that found it when he was putting a tractor in. Mr. Roberts said that you can tell by looking at the metal, it wasn't corroded so you knew it was pretty fresh. Mr. Unger said within 2 weeks, I had surgery and I wasn't around. Mr. Vogel asked when Mr. Butcher had the event prior to this happening. Mr. Unger said just prior to that.

Mr. Roberts said I think we might be talking about stuff here that we don't need to talk about, Glenn is not going to agree with our assessment and we are not going to agree with his assessment, but I don't think that the things we have asked for are unreasonable. Regardless, if he is going to have shoots down there he needs to have manmade backstops to shoot into because shooting into a woods just because there is a big woods there, that is not acceptable, we don't do that. We've got a big woods down at the gun club but we don't accept that as being able to stop a bullet, if someone fires a bullet and they have got their gun pointed at a little bit of a different angle we want it to go into a dirt bank, we don't count on a tree to stop it.

Mr. Vogel stated that the first priority of this Board is public safety then the rights of the community and neighbors and for the fellow who wants to do his thing to do it.

Mr. Roberts said we don't want Glenn's range to be shut down, I am a guy that thinks we need to have more gun ranges and more gun training. I am not arguing against Glen, I understand what he is saying about the safety officer, we have that same type of shoot at our club I understand that. We don't know when this happened, but even if it is proven that the bullets did not come from Glenn's property and I can almost guarantee you that can't be done, I think it would be easier to prove that they did because of the direction they came from and the distance it came from.

Mr. Roberts shared information from a ballistics chart that he had printed off. That bullet dropped, within the 15 yards approximately that it traveled from one panel of the barn to the other it dropped 42 inches. It came in at a high angle, he couldn't have shot that shot from his property. It came in at a high angle and the direction it was puts it on Glenn's property.

Mr. Vogel said the barn is a higher elevation than where they are shooting, so that bullet should have come up and went higher on the other side. Mr. Roberts said yes, unless it was fired at 615 yards, which would put it on Glenn's property, the bullet is coming down at this point. Mr. Vogel asked, so it was coming down when it entered the barn. Mr. Roberts said yes, it was fired from a long-ways away, pretty high in the air, through the gap in the trees through the barn. If you look at the trajectory table of a firearm the bullet starts dropping immediately when it comes out of the barrel, it doesn't have that power any more, it doesn't have the barrel supporting it, gravity starts happening, it shoots in a rainbow pattern. It goes up, goes through the target and goes back down. If it is shot at a high angle, it is so easy to get this wrong on this angle, if we were having a shoot here and had a man sized target, I am standing 10 yards away with my handgun shooting at it, if I fire a high shot in 100 yards that bullet is 12, 15 feet in the air because of the angle as it gets out there its trajectory falls off then it starts back down. So that bullet was shot from a long-ways, so it is easy to make that mistake when you are setting up your targets if somebody shoots some high shots it can take off out of dodge, that is why you want to keep your targets down low.

Mr. Vogel asked out of a pistol or a rifle, will the bullet go farther out of one or go straighter, Mr. Roberts said that a rifle is considered to be more accurate and definitely puts more velocity on the bullet. Mr. Vogel asked what is the range on a 9mm before that bullet drops. Mr. Roberts said if you were shooting that bullet in a straight line from 5 feet high that bullet would probably hit the ground in less than 200 yards it might be a little further than that. Mr. Vogel asked if the wide side of the barn faces Mr. Butcher's property. Mr. Roberts said the wide side is running north and south. Mr. Vogel asked if the bullet came in through the west side of the building and went out the east side. Mr. Roberts said it actually hit the west side of the building and came out the north side. Mr. Unger said he believes it came through the northwest side and went out the east side. Mr. Vogel asked if all of the bullets went through the two walls, Mr. Roberts said one of them bounced off the inner wall we don't have the bullet. Mr. Unger said that one stayed inside the building, Mr. Roberts said that tells me that it was shot from a long-ways off cause if that would have been normal range that would have smoked through that building like it was nothing, if I was standing outside that building and shot that bullet perfectly level I would expect that bullet hole on the other side to be just about even.

Mr. Vogel said we have kind of addressed someone trespassing or vandalism, where in your opinion would that gun have to be shot from, from Glen's property? Mr. Roberts answered yes, from down below, if you would draw a line northwest from the barn about 600 yards from the barn you would be really close to where that bullet was shot from and that is hundreds of yards onto Glen's property. We can't sort out here tonight whether Glen is right or we are, but we are asking for reasonable safety, if Glen is going to be shooting down there. He told you there is a huge woods there and a bullet can't get through it, that is not an acceptable position, from a range safety officer point of view. If the bullet goes high it is going to go through the trees whereas if you've got a bank as high as, our banks are 14- 15 feet high, and we shoot pretty close to it with handguns, if a bullet clears that it is going to be going almost straight up which means it is going to be coming almost straight down but that just doesn't happen as a matter of fact we have never seen that. Mr. Vogel said what is odd in this thing is that there are 8 of them, Mr. Unger said 7 in the side and who knows how many more in the trees.

Mr. Thrush asked, we granted a Special Exception for Bass & Bucks. Mr. Howard said in 2003, yes. Mr. Thrush then asked what were the conditions, Mr. Howard provided Board members with a copy of the conditions. Mr. Howard said it was the PCB meeting on Feb. 6, 2003 and the BZA meeting of Feb 25, 2003. In the Commissioner's meeting it was suggested by Mr. Vince Harrell that the hours be limited and not on Sunday's, Darle Dawes made a motion to give a favorable recommendation to the Board of Zoning Appeals. On Feb. 25<sup>th</sup> these are the conditions that were put on by the BZA prior to the vote, the Board asked for 5 restrictions:

1. primitive tent camping only;
2. no water or electrical hook-up;
3. Six Sunday sanctioned public firearm shoots per year;
4. test firing for used guns between the hours of 11:00 – 6:00 during regular business hours for the sporting goods store;
5. IBA regulations and NRA regulations in place.

Mr. Thrush asked Mr. Butcher if they are following the conditions, Mr. Butcher said the sanctioned shoots, yes we did 6 last year and we only did 2 this year on Sundays. Mr. Butcher said that the hours did change. For almost 20 years, the daily hours on the range did change, they now run

Thursday, Friday, Saturday, Sunday, and Monday, weekdays we run 9:00 – 6:00, Saturday 9:00 - 5:00 and Sunday 1:00 – 5:00.

Mr. Unger said Sunday they started at 7:30, that's when the shooting starts. Mr. Butcher replied that was last year and I took care of that, this year there were no shots fired until 8:01 this year, guaranteed.

Mr. Thrush said unless there is a violation of the conditions that this Board imposed I think you are in the wrong forum for this. I don't think, after the fact you can go back and change conditions. Mr. Roberts asked if one of the conditions were not being met then it could be opened up? Mr. Thrush asked which one, Mr. Roberts said on the Bass & Bucks website it says that he does have electrical hook ups, it says it is \$15.00 per camper, \$30 for electrical hook-up on the website. Mr. Thrush asked if that is a violation of the S.E.. Mr. Howard said they approved primitive tent camping only. Mr. Howard stated he would have to go back through other application information as Mr. Butcher has been in for additional applications since then. Mr. Roberts said I am not here about electrical hook-ups; I am here about safety. Mr. Thrush said you are in the wrong forum, this is not a court of law, you can go to a court and prove a point that there is a nuisance. Mr. Unger asked what if somebody got killed in my barn that I rent that building to? Mr. Thrush said that is why we have courts. Mr. Roberts said we were hoping for additional safety measures. Mr. Thrush said safety measures are great, I am not opposed to that, but I am not aware of any procedural, we can't go back and alter the terms of a Special Exception, a court of law can do that.

Mr. Unger and Mr. Roberts then left the meeting.

Mr. Butcher reviewed the aerial maps of the property and the elevations with the Board. Mr. Vogel asked if you are always shooting north, Mr. Butcher said other than our 2 shoots this year that go back into the woods, you have to understand our ground is not flat, we have big canyons back there and we shoot into the canyons so it doesn't get out. What I want to point out, Mr. Unger's property L-shapes in behind my property you look at the end of their building if you go on an angle on his property next to my property that is 461 yards to the t on that angle that those bullet holes went through. That is the distance that those 9 mm entered his building. That is what is on the State officers report, that is the reason I know that it is 461 ft, it could be off 10 ft. or whatever. If you look at the angle where it struck, I haven't seen it, but if you look at this end of the building, he says there is no way it could come because it is only like 25 feet, yes up front it is but he owns property behind it that easily somebody could trespass or somebody shot right into the barn. I would love to know if it was me, he would have gotten the building skinned and there would not have been a shot fired period because my family lives right there and my grandson, I am not here to shoot anything. Mr. Butcher review aerials of the property and showed where he was talking about the angle. The State officer could not put that in writing because the angle, it was not scientifically proven 100% without the shadow of a doubt, that is why he listed 3 possibilities, trespassers; somebody on that property; or somebody trespassed on me, I just know that those bullets did not come from my property. Mr. Vogel asked if they are using dirt backstops. Mr. Butcher said they are using natural backstop, natural dirt, what God has put there. Some of our ground goes down 90 feet so whatever we shoot goes into a massive background or you are standing up here and it goes down to sandy creek bottom.

Mr. Vogel and Mr. Butcher reviewed the areas where there is open ground and solid woods on the property. Mr. Vogel noted that you would have to be a heck of a shot to stand there and shoot through that barn, Mr. Butcher said that there is no way you could do it from here because of all of the trees.

Mr. Thrush said that if he is complying with the terms of the conditions we imposed with the Special Exception then it is out of our hands, but if he is violating one of those terms then we have a problem. Mr. Butcher said that the Special Exception was the rifle range, I was zoned for outdoor recreational commercial enterprise with the Special Exception of live fire. I could only get 6 sanctioned events on Sundays. The last meeting in here was about the 7:30 shooting last year and I took care of that, it was 8:01 before I let anyone shoot. The rifle range Special Exception nothing has been violated. I have changed my hours, but I shut down my range 2 ½ days a week, 5:00 on weekends and 6:00 through the week. I'm doing the best I can.

Mr. Vogel: next on the agenda is the review of the Solar Ordinance.

Mr. Howard gave copies to the Board members and asked them to review and let him know of any questions or comments they might have before the October 7<sup>th</sup> PCB meeting. I have two drafts of the ordinance right now the only difference is the setbacks and which way the Board wants to go with that. I have had two public notices published in The Paper, one on the 15<sup>th</sup> and the 22<sup>nd</sup> of September requesting citizens of the county for their input as to whether they were opposed or in favor of commercial solar in Wabash County, they could respond to me by e-mail, regular mail, or by attending the Oct. 7<sup>th</sup> meeting. In discussion with Mr. Downs we published the legal ad in the Wabash Plain Dealer for a public hearing on Oct. 7<sup>th</sup> before the Plan Commission Board, at that time we will adopt this ordinance with one set of the setbacks, whichever we decide at that time. The reason Mr. Downs recommended that we get this in is some other counties are running into some resistance from solar developers relating to moratoriums and things like that they are getting into court hearings. That is why we want to have our solar ordinance in place with the understanding that we can amend it if we need to. We have not had much response from the public yet. Mr. Howard reviewed some information from the presentation by Ms. Connie Neinger at the September 2 PCB meeting:

- Proportional setbacks, she thought a developer would look at this and think Wabash County doesn't want solar in the county because our setbacks are pretty drastic. That is why we made a second option before we put the ordinance in place.
- Mr. Vogel noted that the solar panels don't make any noise themselves but asked about the inverter, during the day is it constantly bringing power into it and making noise all day? Mr. Howard said that she talked about the inverter making noise similar to a refrigerator running, depending on the size of the solar complex some of the inverters used can be as big as a mobile home. Mr. Howard said that could be put in the ordinance or enforced in the negotiations with the company that the inverter has to be in the center of the complex. Mr. Vogel added that maybe it could be screened to help deaden the noise around it.
- Ms. Neinger thought the decommissioning part of our proposed ordinance was too wordy. Mr. Howard said that he has read through it several times and he is not sure why but is not going to clean it up at this time. At this time the big thing is to get the basics in this ordinance so that you can sit down with a company and negotiate on what your setbacks



are going to be we have a maximum and minimum, decommissioning, road repair and things like that.

- Pros and cons both ways on this. In White and Carroll Counties as opposed to having tax assessments they came up with an Economic Development Plan, you can designate what that money will be used for but you don't write it so strict that you can't make some adjustments in what it can be used for. Basically, in that county 3 million dollars went in and that is how Indiana Beach got to stay in the county. She talked about Pulaski County they took the BZA to court because all of the requirements of the ordinance were not met when the BZA approved, there are 3 different segments of the plan. The judge overturned it and so now they have to go back and start from square one. There is so much to this.

Mr. Vogel: next on the agenda is the update on the County Ordinance draft review. Mr. Howard said that he is continuing to work with Mr. Downs on this.

Mr. Vogel: next is the update on the Imagine One 85 Comprehensive Plan for the county. Mr. Howard said that Mr. Dawes reported that unfortunately the person working with Wabash County has left the company and the scheduled meetings have had to be postponed, the next meeting is scheduled for October 14<sup>th</sup> I believe.

Mr. Vogel: next on the agenda is complaint updates.

Mr. Howard:

- The Hileman property in Richvalley is in the tax sale, we have had a call from a person interested in purchasing it. Maybe we can get that property taken care of that way.
- David Francis, two properties in Servia, Mr. Thrush has that paperwork to take care of those.
- Ricky Hollingshead property, he has done nothing to clean up the property so Mr. Thrush will be filing paperwork.
- I did an unsafe premise order for a property in Sandy Beach, I have sent notices to him numerous times so maybe if we get some penalties behind it he will get it cleaned up.

There being no further business Mr. Vogel asked for a motion to adjourn. Mrs. Godfroy made the motion to adjourn, this was seconded by Mr. Younce. The meeting adjourned at 8:10 pm.

*Libby Cook*  
*Secretary, Wabash County Plan Commission Board*  
MTH