

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

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Wabash County Board of Zoning Appeals

Wabash County Court House

Wabash IN 46992

BZA MEETING MINUTES

JANUARY 25, 2022

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

PRESENT: Mark Milam, Jerry Younce, Dan Dale, Patty Godfroy, Mike Howard, Larry Thrush and Lonnie Maxwell

The Wabash County Board of Zoning Appeals met on Tuesday, January 25, 2022.

The first item of business was the election of officers for 2022. Mark Milam motioned for the 2021 officers to retain those positions for 2022. Jerry Younce second the motion. All members voted in favor of the motion. 2022 officers will be Joe Vogel Chairman, Mark Milan Co-Chairman, and Libby Cook Secretary.

In the absence of Chairman Vogel, Co-Chairman Milam called for a review of the December 28, 2021 meeting minutes. Jerry motioned to approve the minutes as presented. Dan Dale second the motion. All members voted to approve the minutes.

Mr. Milam, The first item on the agenda is Special Exception #1, Lonnie Maxwell to place a mobile home in the incorporated Town of Lagro at 600 E Blue Star Highway.

Mr. Howard went through the information packet provided to board members. Per the photo included Mr. Maxwell owns two lots, Lot 179 and 233. Lot 56 and 57 are owned by Ms. Griffin and set between lot 179 and 233, however some of the Griffin personal property is on lot 179. Mr. Maxwell is working with Ms. Griffin to change ownership of all or part of lot 56 and 179 so Mr. Maxwell and Ms. Griffin will own adjoining lots with all personal property then on the correct ownership lots.

Mr. Maxwell noted that he is working with Ms. Griffin and that she is in agreement. A survey is scheduled to be completed by John Stephens surveying.

Mr. Howard, the original plan by Mr. Maxwell was to place a single wide mobile home on the property, but before the PC board meeting hearing he requested the application to be for a double wide unit 28 x 56 for ,1568 sq feet.

Scott Siders from the Town of Largo stated that the town does not object to the placement of a doublewide mobile home to be place at the 600 E Blue Star Hwy. address. The property is in the incorporated town and will be on city water and sewer.

Mr. Milan inquired about the floodplain area noted on the map. Mr. Howard A portion of the area is in a floodplain but lot # 233 and the majority of lot 56, which will be the site for the placement of the unit are not in the floodplain.

Mr. Dale asked about the entrance to the property. Mr. Maxwell, It is a drive through State highway property that cannot be used for anything. A large steel culvert pipe was placed there by someone many years ago for the entrance.

Mr. Dale and Mr.. Milam inquired about the conditions the board would apply to the application. Mr. Howard went through the list of conditions.

- Maximum of one single family dwelling,
- No unlicensed vehicle parked outside,
- Mobile home is not to become a rental,
- Property survey and lot transfers must be completed and submitted prior to placement of the double wide unit,
- Property will be deeded to daughter of Lonnie Maxwell and she will reside there,
- If property is sold, proposed new owner must apply for S.E. for unit to remain on the property, and
- Doublewide to be enclosed (skirted) and properly maintained.

Mr. Milam asked Mr. Maxwell if he agreed to these conditions. He agreed. Do any of the board members have any further questions, comments. Hearing none Mr. Milam called for a vote. Mr. Thrush tallied the votes, S.E. #1 was approved 4-0.

Next item on the Agenda is a review of the Plan Commission 2021 year-end report. Mr. Howard went through the report with board members. The report covered permits issued for 2021, permit income for 2021, complaints and complaints resolved.

Other Business:

Imagine One 85: according to the last report from Commissioner Dawes the comp plan was to be presented to the committee for review on 1/25/2022. Will have to get an update from Mr. Dawes on 2/3/2022.

A meeting is scheduled for Wednesday, 1/26/22 to meet with a group to discuss economic development interest for solar. Mr. Milam, what is Pulaski County doing or what exactly is going on with solar there. Mr. Howard, there is a proposed large scale project in Pulaski and Starke counties combined. I think the original Pulaski plan started as a 1,000 acre plan then it blossomed

to 4,000 acres and now with the combination of Starke county I believe they are somewhere in the range of 13,000 acres. When looking at Pulaski County the density compared to Wabash County is about ½ the density of Wabash County. I will gather more info for board members about Pulaski /Starke solar project.

Mr. Howard, Per request from board members I did some calculations for solar. If solar were to consume 2% of the proposed AG2 District how many acres would that be? I calculated it out to be 1,600 to 1,700 acres.

Still making progress on zoning ordinance draft.

No new complaints for discussion tonight.

Having no further business to discuss Mr. Milam called for a motion to adjourn.
Mr. Dale motioned to adjourn. Mr. Younce second. Motion passed.

Adjourned 7:30 PM

Patty Godfroy in absence of Libby Cook
Libby Cook
Secretary, Wabash Co. Board of Zoning Appeals
mth