

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

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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: Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Meeting Minutes of Thursday, February 1, 2024

Roll call was taken with the following present:

Board Members: Randy Curless, Jeff Dawes, Sam Hann, Patty Lengel, Mark Milam, Christian Rosen, Geoff Schortgen, Joe Vogel

Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Absent: Doug Rice, Cheri Slee

Others present: Ada Ebert, Jimmy Moore, David Blocher, Nicky Burnsworth, Cheryl Ross, Suzanne Peebles

The Wabash County Plan Commission Board met on Thursday, February 1, 2024 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 January 4, 2024 meeting. Motion to approve the minutes as presented was made by Mr. Dawes, second by Mr. Vogel. Roll call vote was taken; motion passed 5-0-2, with Mr. Hann and Mr. Rosen abstaining because they were not in attendance at the January meeting.

Mr. Curless stated next on the agenda is an update on the Unsafe Premise Order issued for the Curt Arnett property, located at 23 W Branson Street, Lafontaine in Liberty Township. No one was present to represent Mr. Arnett. Mr. Campbell informed the board he had made multiple attempts to contact Mr. Arnett and his son, Mr. David Arnett, with no response. There has been no contact from either of them in at least 60 days. Mr. Campbell visited the property prior to the meeting, noting nothing has changed since he updated the board at the last meeting. Mr. Dawes requested that a letter be sent certified mail to Mr. Arnett requesting an update on the timeframe to complete the work required and if no response the board could move forward to the court system with the Unsafe Premise Order. Mr. Vogel asked what work still needs to be completed. Mr. Campbell stated the gutters have fallen off the back, the back roof still has a large sag (noting the front roof has been replaced), steps going to basement still need attention, decorative block is coming off the front of the building, exterior steps going to second level still need repair, and an area is still overgrown.

Next on the agenda, Mr. Curless stated, is an update on the Unsafe Premise Order issued for 320 Washington Street Land Trust, located at 320 Washington Street, Lagro in Lagro Township. No one was present to represent the property owner at the meeting. Mr. Campbell reviewed pictures he had taken today of the property. Those pictures showed there is no skirting on the home, broken windows, doors ajar, and a hole in the roof. The town of Lagro has attempted, unsuccessfully, to remedy the issues with the owner. The owner has made no contact with the Plan Commission since they appeared at the November Plan Commission meeting. Mr. Hann made a motion to proceed to the courts with the Unsafe Premise Order; second by Mr. Dawes. Roll call vote was taken; motion passed 7-0.

Mr. Curless then asked for an update on the Unsafe Premise Order issued for the Ada Ebert property, located at 11465 S State Road 15 in Liberty Township. Ms. Ebert was present with Mr. Jimmy Moore, who has been hired to do work at the property. Mr. Campbell shared current pictures of the property with the board. He stated the structure is gone, with only a small section of porch and foundation remaining around the well. He indicated there is currently a camper on the property. When he checked the property someone was working on cleaning out garage. He stated he felt Ms. Ebert had completed everything the board had asked of her and that this issue could be closed. Ms. Ebert was informed she would not need to attend any further meetings.

Mr. Campbell then distributed copies of the 2023 Year End Report to board members and reviewed it with them. He noted the following:

- A1 Factor Point System Evaluation was completed on 21 properties.
- The Plan Commission Office was able to help collect some past due property taxes due to the requirement of the new ordinance that tax status be verified with the treasurer's office prior to issuing building permits.
- The new ordinance also requires drainage approval prior to issuing permits. A form has been created by the Plan Commission office and implemented for this.
- The County Surveyor has made their truck available to the Plan Commission; this should help reduce mileage being paid for use of personal vehicles.
- Going forward into 2024 the following should be considered:
 - Implementing a plat review committee
 - Review online permitting and complaint tracking options
 - Floodplain manager certification requirements

Mr. Campbell then provided the board with a complaint update, stating:

- 50 complaints had been worked in 2024
- 43 complaints rolled over from 2023
- 2 complaints have been resolved in 2024
- 7 new complaints have been received in 2024

Mr. Curless asked if there was any other business to be brought before the board.

- Mr. Dawes asked for an update on the issues between the town of Lafontaine and Fountain Vue Mobile Home Park. Mr. Campbell stated he has not heard any updates and indicated he would check in with the town's attorney. He added that he had sent a letter to the owner about the condition of several units; those particular issues have been resolved, but there are still multiple issues to be addressed.
- Mr. Campbell discussed roof pitch requirements. Most zones would require a 5/12 minimum roof pitch for all structures, including accessory structures. Mr. Campbell would like the board to give

that some consideration, particularly as it relates to mobile homes and accessory structures. Board members asked Mr. Campbell to review what surrounding counties have in place and bring more information to the March board meeting.

- Mr. Blocher asked if a copy of the 2023 Year End Report would be available for the public. He was informed a record request would need to be completed and a copy could be given.

There being no further business, Mr. Curless asked for a motion to adjourn. Motion made by Mr. Vogel to adjourn. Vote taken; motion passed unanimously. Meeting adjourned at 7:50 p.m.

Amanda Lyons
Secretary, Wabash County Plan Commission

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