**SECRETARY’S REPORT**

The Wabash City Plan Commission, met June 5, 2024, pursuant to notice published according to law, for the purpose of considering the adoption of Resolution Number \_\_\_\_, 2024 of the Wabash City Plan Commission which resolution proposed amending General Ordinance No. 1, 1995, commonly known as the Zoning Code, to amend Chapter 10, Section 10-71 to create a new special exception entitled “Commercial Solar Energy, a/k/a CSE, a/k/a Solar Farms” and to institute a moratorium on approving or denying any requests to locate a Solar Farm within the jurisdiction of the Wabash City Plan Commission until such time as the Wabash City Plan Commission can develop fair and appropriate regulations for the new special exception.

I, Jeff Knee, as Secretary of said Wabash City Plan Commission, this \_\_\_ day of June 2024, hereby certify to the Common Council of the City of Wabash, pursuant to Indiana Code 36-7-4-605, that the attached proposal amending General Ordinance No. 1, 1995, commonly known as the Zoning Code, be amended to provide a new special exception in Chapter 10, Section 10-71 entitled “Commercial Solar Energy, a/k/a CSE, a/k/a Solar Farms,” and declaring a moratorium on approving or denying requests to establish a Solar Farm until such time as the Wabash City Plan Commission can develop regulations for the new special exception entitled “Commercial Solar Energy, a/k/a CSE, a/k/a Solar Farms” was duly adopted, approved and authorized by the Wabash City Plan Commission on the 5th day of June 2024 by a vote of \_\_\_\_\_ votes to \_\_\_\_\_ votes.

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Jeff Knee, Secretary

Wabash City Plan Commission

**RESOLUTION NUMBER \_\_, 2024**

 **OF THE**

 **WABASH CITY PLAN COMMISSION**

**WHEREAS,** the Wabash City Plan Commission pursuant to Indiana Code has previously adopted a comprehensive plan for the orderly development and growth of the territory within the jurisdictional limits of the Wabash City Plan Commission, and

**WHEREAS,** the Common Council of the City of Wabash, Indiana has adopted a zoning ordinance to carry out the intent and purposes of the comprehensive plan developed for the jurisdictional limits of the Wabash City Plan Commission and to provide for the enforcement thereof, and

**WHEREAS,** the zoning ordinance, known as General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April 1995 and also found at Chapter 10 of the Wabash City Code, has provided for the regulation of various uses within the territorial jurisdiction of the Wabash City Plan Commission; and

**WHEREAS,** the current Zoning Ordinance does not specifically provide for the regulation of commercial or industrial solar energy projects, or CSEs or solar farms, hereinafter “solar farms” but it would be beneficial to the orderly development and growth of the territory within the jurisdiction of the Wabash City Plan Commission and would further enhance the purposes and intent of the comprehensive plan to amend the zoning ordinance to provide regulations concerning solar farm uses; and

**WHEREAS,** solar farms present several issues that might impact upon how others within the jurisdiction enjoy the benefits of their own properties; and

**WHEREAS,** there appear to be persons or entities interested in establishing solar farms within the jurisdiction; and

**WHEREAS,** the Plan Commission believes that it might take some time to develop fair and appropriate regulations for zoning regulations of solar farm uses;

**NOW THEREFORE BE IT RESOLVED** by the Plan Commission for the City of Wabash, Indiana as follows:

**Section 1.** The Wabash City Plan Commission proposes to the Common Council of the City of Wabash, Indiana that General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April 1995 be amended as follows:

1. To create a new special exception in the Wabash City Code, Chapter 10, Section 10-71 to be entitled “Commercial Solar Energy, a/k/a CSE, a/k/a Solar Farms.”
2. To institute a moratorium on taking any action to approve or deny a request to permit a solar farm within the jurisdiction of the Wabash City Plan Commission, until such time as a fair and appropriate regulation for the new special exception can be developed said moratorium to be added to the Zoning Ordinance with the following language:

 “36. *Commercial Solar Energy, a/k/a (CSE) or Solar Farm.”* The specifications for this special exception have not been established but are being developed. A moratorium on the granting or denial of an application for a permit shall exist prohibiting the Building Commissioner and the Board of Zoning Appeals for the City of Wabash from granting or denying such an application for a permit until such time as the Common Council of the City of Wabash has approved an amendment to the Zoning Ordinance incorporating the specifications for a Solar Farm.”

**SECTION 2.** The Wabash City Plan Commission further requests that the Common Council for the City of Wabash direct the Wabash City Plan Commission to develop a recommended set of specifications for a CSE and report that recommendation to the Common Council of the City of Wabash no later than December 31, 2024.

**SECTION 3.** This proposal is taken for the purposes of:

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

**MADE** this 5th day of June 2024 at a duly convened meeting of the Wabash Plan Commission.

Respectfully submitted,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jeff Knee

Secretary, City of Wabash Plan Commission

 **GENERAL ORDINANCE NO. 8, 2024**

 **AN ORDINANCE OF THE COMMON COUNCIL OF THE**

 **CITY OF WABASH, INDIANA AMENDING THE**

**ZONING ORDINANCE AND MAKING CHANGES TO THE ZONE**

 **MAP OF THE CITY OF WABASH**

**WHEREAS**, the Common Council of the City of Wabash, Indiana, pursuant to Indiana Code previously requested the Plan Commission for the City of Wabash, Indiana to consider certain amendments to the zoning ordinance for the City of Wabash; and

**WHEREAS**, the Plan Commission for the City of Wabash has considered the request of the Common Council of the City of Wabash, and its Resolution has been certified to the Common Council of the City of Wabash.

**NOW THEREFORE BE IT RESOLVED** by the Common Council for the City of Wabash, Indiana as follows:

**SECTION 1.** General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April 1995 be further amended as follows to create a new special exception in the Wabash City Code, Chapter 10, Section 10-71, to-wit:

36. *Commercial Solar Energy, a/k/a (CSE) or Solar Farm.”* The specifications for this special exception have not been established but are being developed. A moratorium on the granting or denial of an application for a permit shall exist prohibiting the Building Commissioner and the Board of Zoning Appeals for the City of Wabash from granting or denying such an application for a permit until such time as the Common Council of the City of Wabash has approved an amendment to the Zoning Ordinance incorporating the specifications for a Solar Farm.”

**SECTION 2.** The Common Council of the City of Wabash is directed to determine what would be fair and proper regulations for the new special exception known as “*Commercial Solar Energy, a/k/a (CSE) or Solar Farm”* and to make a recommendation to the Common Council for the City of Wabash, Indiana on how to amend the Zoning Ordinance to provide such regulations.

**SECTION 3.** The Wabash City Plan Commission is further directed to provide its recommendations concerning the regulations for the new special exception entitled “*Commercial Solar Energy, a/k/a (CSE) or Solar Farm*” to the Common Council of the City of Wabash, Indiana no later than December 31, 2024

**SECTION 5.** This proposal is taken for the purposes of:

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

**SECTION 6.** This ordinance shall be in full force and effect from and after its passage and approval as required by applicable law.

PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA THIS \_\_\_\_\_ DAY OF JULY 2024.

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John Burnsworth, President, Common Council

of the City of Wabash, Indiana

APPROVED this \_\_\_\_ day of July 2024

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Scott A. Long,

Mayor, City of Wabash

ATTEST:

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Melanie Givens Penn,

Clerk-Treasurer, City of Wabash