



# City of Wabash

## Wabash City Plan Commission

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### WABASH CITY PLAN COMMISSION

April 3, 2024  
City Hall @ 6:30 p.m.

Members Present: Larry, Hoover, Bill Barrows, Mary Kramer, John Burnsworth, Jason Sluss, Pat Lynn, Sharon Yohe, Karl Rider, Attorney Doug Lehman, Secretary, Jeff Knee.

Members Absent: Chad Maple

John Burnsworth called the meeting to order with a roll call attendance at 6:30 p.m.

1. Old Business:

A. Minutes of the March 6, 2024, meeting was approved as presented.

2. New Business:

A. Biggs Indiana Properties, LLC requests to petition the board for approval of a new preliminary subdivision plat for the property at Chippewa Place Wabash, a 39-lot residential subdivision including vacation of all prior plats for the same location.

Attorney Doug Lehman announced that the petition was properly before the commission, and that all 19 current residents of Chippewa Place had consented to the plat change.

Pete Mallers of Beers, Mallers, LLP, is present representing Biggs Indiana Properties. Mr. Mallers provided a summary of the project. The new plat is to correct the previous plat and add lot lines. The project will add 20 new lots to the existing 19 lots. Larry Hoover questioned the housing costs. Mr. Maller did not have figures to share. Pat Lynn asked about the number of lots, and types of housing. Most of the homes will be a duplex arrangement. Sharon Yohe questioned the split of the properties. Mr. Mallers stated that each unit will own their portion of the building and the lot. Karl Rider asked about the infrastructure. The streets are to be finished to city specifications. Drainage will be to the common areas, but drainage calculations have not been formally approved by the City's engineer.

Several current residents of Chippewa Place spoke including:

George Hopkins, 6 Chippewa Dr.

Doug Konkle, 25 Cherokee Ct.

Scott Miller, 7 Cherokee Ct.

Mary Kramer motioned to approve the plat contingent upon approval of drainage plans. Pat Lynn seconded the motion. Roll call vote passed unanimously.

- B. Whitestone Resources, LLC requests to petition the board for approval of a preliminary subdivision plat, for the property at 1 General Street, Wabash, a subdivision consisting of two out lots zoned R4.

Attorney Doug Lehman announced that the petition was properly before the commission.

Tim Pitcher of Whitestone Resources spoke about the project. Whitestone, on behalf of the City of Wabash, intends to split the northern portion of the 9-acre parcel to begin development of multi-family housing units.

Pat Lynn asked if multi-family housing means apartments, and if they will be affordable. The idea for the site is market rate apartments. Larry Hoover asked about the existing building on the west parcel. The existing building may be remodeled for a multi-use business. Building Commissioner Jeff Knee clarified that the area is currently zoned R4, but depending on the proposed businesses, a variance or exception could possibly be granted. Mary Kramer asked if there are environmental concerns to developing the area. Mr. Pitcher states that there are no issues with the parcels in question. Any existing environmental concerns remain to the south.

Bob Evans of 20 Eldorado Drive expressed concern with drainage. He stated that Eldorado Drive is prone to flooding and asked how this development will effect his neighborhood. Mr. Pitcher advised that they are still working with the City's engineer regarding drainage, but it is planned to drain toward McCarty Street, so it should improve drainage for the area.

Larry Hoover motioned to approve the plat contingent upon approval of drainage plans. Bill Barrows seconded the motion. Roll call vote passed unanimously.

- C. MLS Engineering is petitioning for final plat approval of Legacy Heights, a subdivision being a part of Hugh Hanna's North and Eastern addition to the City of Wabash.

Brett Miller, representing MLS Engineering, presented the final plat. Doug Lehman reviewed the plat and petition and announced that there are no significant changes from the primary plat. Mary Kramer asked if the developer was planning to landscape to separate the subdivision from the surrounding neighborhood. Doug Lehman informed the commission that a residential area is not required to landscape or screen between another adjacent residential area. Mary Kramer disagreed and asked that it be presented to the developer. Brett Miller stated that he will pose her question to Ideal Homes, who is the developer for the project. Sharon Yohe asked if the fire department approved the streets. Mayor Long was in the audience and stated that all department heads were involved in the planning of this project. All designs have been approved except for the final plat.

Mary Kramer motioned to approve the final plat. John Burnsworth seconded the motion. Roll call vote passed unanimously.

No further business. The meeting adjourned at 7:16 pm.