



City of Wabash

Wabash City Plan Commission

CITY HALL
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WABASH CITY PLAN COMMISSION

December 4, 2024
City Hall @ 6:30 p.m.

Members Present: John Burnsworth, Bill Barrows, Chad Maple, Jason Sluss, Mary Kramer, Karl Rider, Sharon Yohe, Attorney Doug Lehman, Secretary Jeff Knee.

Members Absent: Pat Lynn, Larry Hoover.

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

1. Old Business:

A. Minutes from the October 2, 2024, meeting was approved as presented.

2. New Business:

A. The Estate of Theodore Dill for the property located at 1464 Grand St. Wabash. Former Lot #108 whose address was 1420 Grand St. that is the eastern most lot and will be 50' x 140'. For the purpose to divide the lot into 2 separate parcels for the settlement of the estate.

Attorney Doug Lehman explained that the Plan Commission is a 9-member board. With two members being absent, the request would still need an affirmative majority vote of the full commission to pass. You would be required to convince 5 of the 7 present to pass.

Anita Gloyeski who is representing the Estate of Theodore Dill chose to proceed.

Anita Gloyeski then explained the reason for the split on the property.

Member John Burnsworth then asked about the lot to the East if there are plans to sell that.

Attorney Doug Lehman explained the difference between a subdivision and the reason this required only an Exclusion.

With no further questions, Member Mary Kramer made a motion to pass the Exclusion with a second by Member Bill Barrows. After a roll call vote, the Exclusion passed unanimously.

B. The Wabash City Council for the Redevelopment Commission request to the Wabash City Planning Commission a Resolution #3 to amend the zoning map of the City of Wabash to change the Southern portion of Parcel #85-14-04-300-008.000-007, hereinafter the "parcel" from Suburban Residential (S1) to Light Industrial (LI) to develop it for much needed expansion of the City's North Industrial Park.

Tenille Zartman was present to represent the Redevelopment Commission explained the reasoning behind the addition to changing that parcel to the LI part of the Industrial Park. Tenille Zartman stated that reports came back good on the site, and that it was all set and was dual served with power, and on-site utilities. She also explained the restrictive ordinance requirements for Light Industrial zoned areas.

Dave Frischman of 1143 S State Rd 115 Wabash, had concerns with drainage, considering the already poor drainage condition of 100S.

Tenille stated that drainage is being addressed and will be submitted by the City's engineer and will have to be approved by him, and the Building Department before moving forward. Detention Ponds are being investigated and will help with drainage. Mayor Long stated that with the storm water ordinance that is in place detention ponds will improve the water runoff.

Tammy Unger the daughter and POA of Joyce Lawrence of 1098 S State Rd 115 asked about lighting and how it would affect the properties that are in the country now with the light pollution.

Linda Snapp, of 4233 W 100 S Wabash, stated that the grassy waterways in the fields now have caused more issues than before they were introduced.

Jared Parrott, of 3831 W 100 S. Wabash has only lived at this property for a few years, and he loves being in the country, and doesn't want to see that change.

John Burnsworth made the motion to approve the request to rezone, with no second. The motion dies.

With January 1, 2025, meeting being a Holiday we would like to discuss changing the date for January, to January 8, 2025.

Member Mary Kramer made a motion to change the date of the January meeting to the January 8, 2025. With a second by Member Bill Barrows. It passed unanimously.

Being no further business the meeting adjourned.