



City of Wabash

Wabash City Plan Commission

CITY HALL
202 S. Wabash Street
Wabash, IN 46992

PHONE (260) 274-1491
FAX (260) 563-0876

WABASH CITY PLAN COMMISSION

May 1, 2024
City Hall @ 6:30 p.m.

Members Present: Larry, Hoover, Mary Kramer, John Burnsworth, Chad Maple, Karl Rider, Pat Lynn, Attorney Doug Lehman, Secretary, Jeff Knee.

Members Absent: Bill Barrows, Jason Sluss, Sharon Yohe

John Burnsworth called the meeting to order with a roll call attendance at 6:35 p.m.

1. Old Business:

A. Minutes from the April 3, 2024, meeting was approved as presented.

2. New Business:

- A. Stephen and Patricia Kiser are requesting an appeal of a decision by the Building Commissioner with the City of Wabash for approval of a preliminary subdivision plat. The location and description of the property for which the subdivision had been requested is 1250 Manchester Avenue, Wabash, Indiana.

Attorney Doug Lehman explained that the Plan Commission is a 9-member board. With three members being absent, the request would still need an affirmative majority vote of the full commission to pass. Howard Halderman, representing the Kiser family agreed to proceed. Mr. Lehman announced that the petition is properly in order before the commission.

Howard Halderman presented the plat and explained that is simply a split of the parcel into 3 lots. The lots are currently under contract for sale. One being sold to Dr. Jessica Glomb, the second being sold to Freedom Life Church, and the third being sold to ARC of Wabash. The area already has city utilities, roads, and infrastructure in place.

Mary Kramer asked about the church and the Field of Dreams possibly sharing parking. Mr. Halderman states that this would be a private matter between the lot owners. Larry Hoovers asked about property taxes. Mr. Halderman noted that taxation would depend on the type of building that was developed on the parcels. Karl Rider asked about traffic congestion along Manchester Avenue. John Stephens, who has surveyed the area several times and was present in the audience, answered that INDOT studied the matter when the Field of Dreams was built, and the study accounted future development at that time. Pat Lynn questioned how drainage would be handled. Attorney Lehman stated that the parcels would fall under MS4 regulations, and would be calculated for their drainage as the parcels were developed.

Mr. Halderman asked the Commission if both the preliminary and final plat could be approved at once. Pat Lynn motioned to pass both plats at once, Mary Kramer seconded. The motion passed unanimously.

Several members of the audience have received offers from energy companies and requested to speak publicly about solar panels in the City Zoning Jurisdiction. President Burnsworth stated that the City Code does not have a specific solar panel ordinance. Attorney Doug Lehman explained the zoning jurisdictions of the city.

Pam Hawkins, 4461 S 150 W, addressed the Commission and requested the Commission place a moratorium on commercial solar panels, similar to the County Plan Commission ordinance.

Mayor Long was present in the audience and stated that the amount of AG acreage in the City Zoning Jurisdiction would not likely be feasible for a large solar utility. He noted that the property owners should decline the offers. Mrs. Hawkins replied that she was concerned that her neighbors would not decline. Several other audience members spoke on creating limitations in the city zoning regulations. Those addressing the commission were:

Chris Hickman, 5859 S 100 W
Suzanne Peebles, 7297 S SR 13
Theda Metzger, 686 N 150 W
Cheryl Ross, 4767 N SR 15

President Burnsworth stated that the commission would study the issue.

With no further business, the meeting adjourned at 7:17pm.