



# City of Wabash

## Wabash City Plan Commission

**CITY HALL**  
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### WABASH CITY PLAN COMMISSION

June 5, 2024

City Hall @ 6:30 p.m.

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

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

1. Old Business:

A. Minutes from the May 1, 2024, meeting was approved as presented.

2. New Business:

- A. The Common Council for the City of Wabash, Indiana directing the Wabash City Plan Commission to make a recommendation of Resolution #2 on whether the Council should pass an Ordinance declaring a moratorium on approving any applications to locate a commercial or industrial solar field, sometimes referred to as "solar farm" Within the Jurisdiction of the City of Wabash. The City of Wabash Plan Commission will consider whether to recommend to the Council a moratorium on taking any action regarding a request to locate a "solar farm" within the Jurisdiction of the City of Wabash.

Attorney Doug Lehman explained what a Special Exception was and how they worked in each of our zoning districts, and what could possibly be in them. With the regulations and restrictions for each zoning.

Member Karl Rider asked what makes, industrial solar use?

Attorney Lehman stated that if it was installed to benefit that industry and their needs to keep costs down. These are for industry use, or residential use only.

Pam Hawkins of 4461 S 150 W. spoke about the effects it can have on the impact of residents and businesses in our area.

Member Mary Kramer asked how long a moratorium would be good for.

Attorney Lehman stated that there was no timeline or restrictions listed in Resolution #2 or in the Ordinance proposed.

Bob Lundquist of 3550 S. Old State Rd 15 Wabash, asked what the process was for the Resolution, and Ordinance had been? Did you hire someone for this?

Attorney Doug Lehman stated that at this time we have not hired someone for this research, but that more research will be done.

Roger Peebles of 7297 S. SR 13 Wabash stated that the County should have their moratorium put together in August of this year.

President John Burnsworth asked if there is anyone in the audience that would like to speak or come forward in favor of Solar?

Cheryl Ross of 4767 N. SR 15, Wabash. Stated that they have had very few come forward. One person that was for solar and 1 county member from the Plan commission.

Cheryl also stated that she has a massive amount of research paperwork to share with everyone.

Rosa Sparling of 3437 S. 300 W. Wabash stated her concerns, and that she doesn't want to have the solar farms next to her home. And wants the board to do the research on these solar farms before allowing this in our city and county.

Suzanne Peebles of 7297 S. SR 13 Wabash requests that any member of the board that might directly benefit from solar refrain from voting.

Member Karl Rider stated that some industries are making carbon footprints by using solar. This will help them with the expense that they use daily in electricity.

Member Mary Kramer made a motion to accept Resolution #2 for the moratorium as presented, with a second motion by Member Karl Rider. After a roll call vote, Resolution #2 passed unanimously.

B. Whitestone Resources, LLC request a final sub-division plat approval for Garfield Commons. (Former site of GDX)

Aaron Hooper was present to explain the reason for the need to get this final plat approved. There is still some extensive clean up to be done on the Southern parcel, and IDEM has very restrictive covenants on the whole parcel. The work can't begin until this is separated, and they will then lift the restrictive covenants on the northern parcel so that we can move forward.

Member John Burnsworth stated that this would be the first step in moving forward.

Attorney Doug Lehman stated that no permits would be issued until everything was in place.

Member Larry Hoover asked about the existing old office building that is onsite?

Aaron Hooper stated that it is a solid structure and worth saving.

Member Pat Lynn made a motion to vote on the final sub-division plat as presented, with a second by Member Sharon Yohe. After a roll call vote, the sub-division plat passed as presented unanimously.

Being no further business, the meeting was adjourned.