



City of Wabash

Wabash City Plan Commission

CITY HALL
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WABASH CITY PLAN COMMISSION

July 2, 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 6:32 p.m.

1. Old Business:

A. Minutes from the June 5, 2024, meeting was approved as presented.

2. New Business:

A. John Sutton of Sutton Real Estate, LLC requests a Subdivision Plat Approval for the Marsh Business Park. The property at the front of 950 N. Cass St. The part to be split will be 0.96 acres consisting of two lots approximately 0.48 acres. Being part of the northeast quarter of section 10. In a General Business Zoned area.

John Sutton of Sutton Real Estate, LLC 711 N. Miller Ave. Marion, spoke about his plans with the split. The section closest to O'Reilly's I have a potential buyer for that. Members of the board questioned the plan for a drive for that parcel, if the state would not give a cut permit?

Bob Lundquist was present to represent Sutton Real Estate and stated that they could maybe share an easement off Cass St with the existing driveway if DOT will not ok a cut. Bob also stated that the size of these two lots would be about the same size as the other businesses beside of them.

Attorney Lehman talked about a subdivision, and that they must show the roadways and utilities. So, when the board makes their decision, they may want to have Sutton Real Estate provide evidence of the road cuts, or the easement for the 2 properties.

Bob Lundquist stated that they could have them set up an easement for the plat or contact the state to see if they will give the ok for a cut.

Attorney Doug Lehman stated that maybe this would be best to continue to the August 7th meeting to give time to get these things in place.

Member Karl Rider stated that it would be best to continue this to the meeting in August giving time to get the easement or state cut information in place.

Member Bill Barrows made a motion to table this to the next meeting, with a contingent of the easement being added to the plat or the ok from the state for the street cut. With a second by Member Larry Hoover. After the roll call vote the motion passed unanimously.

Being no further business, the meeting was adjourned.