**Wabash City Plan Commission Meeting Minutes**

**January 3, 2018**

Members Present:

Members Absent:

1. Old Business:
2. Minutes from the August 2017 meeting were approved as presented.
3. New Business:
4. Election of Officers

Motion was made to re-elect Karl Rider as President by Member Hoover and a 2nd by member Shelley, roll call vote was 8-0

Motion was made by Member Lynn to re-elect Mary Kramer as Vice-President and a 2nd by Member Beauchamp roll call vote was 8-0

Motion was made to keep Attorney Lehman and Secretary John Stephens in their position’s roll call vote 9-0

1. Sandra Pilgrim-3564 S. Road 15-Request for an Exclusion from the Land Subdivision Ordinance, to split the parcel of approximately 8.644 acres.

Bob Lunquist with Lunguist Appraisers spoke to the board and explained that Mrs. Pilgrim wants to separate the house from the 8. 644 acres to sell that land to Nate Shuler, she would remain to live in the house. Both parcels would have separate drives, and the house has its own septic and well. The 8.644 acres has its own well currently. Also was stated that Nate Shuler would most likely be coming before the BZA with his proposal for the land.

Motion was made by Member Kramer to grant the Exclusion and a 2nd by member Shelley, Motion carried 9-0.

1. Joy Hudson with HPG Network-COW Housing Strategy-for an informal meeting to discuss the proposal of strategy housing developments for Wabash.

Ryan Chasey & Heather Cowan were present for HPG to explained to the board housing needs, and how to address them for the County, they also stated that our Comprehensive Plan needs to be addressed as well.

As Attorney Lehman stated this Plan was done in 1950’s, then in the 60’s a new plan and Zoning Ordinance was in effect. Then in the mid 80’s a form was hired to construct a new Plan, as the administration was not happy with their input, so the administration then hired Attorney Don Metz and John Johnston who worked several years, but no one would make a decision. Then in 1995 Building Commissioner Magner tweeted the Comprehensive Plan, and to this day that is the plan we are working with, so it pass time to have a new Comprehensive Plan to meet our culture, business, and schools needs for the community.

Attorney Lehman stated there are 3 ways to this as this Board is an advisory board for the City Council and can recommend to the Council to revise our Comprehensive Plan, or the Council can take action, or a group of citizens can make the recommendation, but the Council has the final say.

Heather Cowan stated we have a lot interest and opportunities in our community, but a new plan is needed so that people will want to stay and live here.

Member Beachamp asked which other communities he has worked with, and Ms. Cowan stated several and the latest was Ossian, and they work to get non-profit groups to help reach their goals, if they cannot find any non-profits, HPG will continue working with the Cities and Counties.

Mr. Chasey also has asked for a member to be like a liaison for the Plan Commission, to sit in the future meeting with HPG, Member Lynn volunteered and motion from the Board to accept Pat Lynn to attend the meetings.

Being No further Business meeting adjourned.