

Board of Zoning Appeals Agenda

August 18, 2026

Meeting called to order at 7 p.m.

Approval of minutes from July 14, 2026

- Petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation, the board may ask questions.
- Anyone wanting to speak for or against will have 3 minutes each, and then the petitioner will have an additional 5 minutes to respond to comments.
- Ask Petitioners if they have sent the notices out certified mail and returned the receipts to the Area Planning office, and received Article V, Conduct of Hearings.

BZA2026-21-SP

Greg Fisher on behalf of the Town of Modoc

Location of Request: 100 E Wine Street, Modoc, IN 47358

Request: Special Exception for a Municipal Building on two parcels

Zone: R-2 (Residential, High Density, Urban) in City Limits (Renovation)

Zone: Ag-Limited (Agriculture, Limited) in Ag limited (County) (Addition)

BZA2026-24-V

Scott Hensley, 440 Thompson Street, Winchester, IN 47394

Location of Request: 443 Carl Street, Winchester, IN 47394

Request: To build a garage taller than the residence in Residential Zoning

Zone: R-1 (Residential, Medium Density)

BZA2026-25-V

Scott Hensley, 440 Thompson Street, Winchester, IN 47394

Location of Request: 443 Carl Street, Winchester, IN 47394

Request: To build a garage larger in square feet than the residence in Residential Zoning

Zone: R-1 (Residential, Medium Density)

Old Business

New Business

Report of Officers, Committees & Staff

Motion for Adjournment

Board Member	Appointing Authority	Term Beginning	Term Ending
Jason Allen	Mayor <i>Winchester-Largest Municipality</i>	1/1/2024	12/31/2027
Don Calhoun	Area Planning Commission <i>Citizen Rep. for County</i>	1/1/2023	12/31/2026
Drew Cleveland	County Commissioners <i>Citizen Rep.</i>	1/1/2025	12/31/2028
Bill Davis, Vice Chairman	Mayor <i>Winchester-Largest Municipality</i>	1/1/2025	12/31/2028
Jason Hawley, Chairman	Mayor <i>Winchester-Largest Municipality</i>	1/1/2026	12/31/2029
Jim Hufford	Area Planning Commission <i>Citizen Rep. for Municipal</i>	1/1/2024	12/31/2027
Jon Peacock	County Commissioners <i>Citizen Rep.</i>	1/1/2026	12/31/2029