

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

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Wabash County Board of Zoning Appeals Meeting

Date: Tuesday, September 24, 2024

Time: 7:00 p.m.

Location: Wabash County Courthouse meeting room, second floor

Board Members: Dan Dale, Amanda Lyons, Mark Milam, Joe Vogel, Jerry Younce

Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Jennifer Hicks, PC Secretary

Agenda

- Call to Order, 7:00pm
- Roll Call
- Declaration of a Quorum
- Approval of Minutes of the July 23, 2024 Meeting
- Approval of Minutes of the August 27, 2024 Meeting
- Old Business
 - ❖ None
- New Business
 - ❖ **Special Exception #10 – Kevin Cordes/Horvath Towers, Paw Paw Township**
 - i. Request to build a communications tower in an Ag1 Zone
 - ❖ **Variance #30 – Kevin Cordes/Horvath Towers, Paw Paw Township**
 - i. Variance of use to place a non-ag related structure (communication tower) in an Ag1 Zone
 - ❖ **Special Exception #11 with Variance – Bachelor Creek Church of Christ, Noble Township**
 - i. Request to build a pond, lake, or earthen structure with a water surface area greater than 400 square feet
 - ii. A variance from the development standards from the setback requirements for a pond, lake, or earthen structure
 - ❖ **Variance #31 – Leonard Stout, Dennis McKillip, et al/Bachelor Creek Church of Christ, Noble Township**
 - i. Variance of use to split a section of property zoned Ag1 for non-ag purposes (to be owned by a church)
 - ❖ **Variance #32 – Bachelor Creek Church of Christ, Noble Township**
 - i. Variance from the development standards requiring maximum lot impervious coverage of 40%
 - ❖ **Variance #33 – Dylan Sparks/Carson Rody, Liberty Township**
 - i. Variance of use to place a non-ag related structure (residence) in an Ag1 zone
 - ❖ **Variance #34 – Midwest Veal, Chester Township**
 - i. Variance from the development standards to place a property line closer to an accessory structure than the side setback requirements outlined in the ordinance.
 - ❖ **Variance #35 – Property Owner, Lagro Township**

- i. Variance of use from the Factor Point System to request a split of a parcel in an Ag1 zone without receiving the minimum required points.
- ❖ **Variance #36 – Donna and Troy Dietrich, Waltz Township**
 - i. Variance request was withdrawn
- ❖ **Variance #37 – Liberty Township Trustee/Charles Cable – Liberty Township**
 - i. Variance from the development standards to place an accessory structure closer to the roadway than required by the ordinance.
- ❖ **Variance #38 – Robert Gallaway – Liberty Township**
 - i. Variance from the ordinance setback requirements for a local street
 - ii. Variance from the ordinance maximum lot coverage requirements for an R3 zoned district
 - iii. Variance from the ordinance minimum aggregate distance between residential structures
- Other Business to be Discussed
 - ❖ Countywide Complaints Update
 - ❖ Any other business to be brought before the Board of Zoning Appeals

Sincerely,

Brian Campbell

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Director, Wabash County Plan Commission