

**WABASH COUNTY PLAN COMMISSION  
WABASH COUNTY BOARD OF ZONING APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing before the Wabash County Board of Zoning Appeals on the 24th day of September, 2024 at 7:00 p.m. in the office of the Wabash County Plan Commission, top floor the Wabash County Court House, Wabash, Indiana.

The purpose of the hearing is to consider the application of Kevin Cordes/ Horvath Towers for SPECIAL EXCEPTION #: 10 Request to place a communication Tower on Property zoned AG1 as required by the Wabash County Zoning Ordinance

The geographical area affected by the changes requested is generally described as: PT SW 1/4 & NW 1/4 SE 1/4 31-29-6 91.35 AC

Also Known As Bowman Road 1/4 mile north of State Road 16 Roann, IN 46974 A copy of the proposal is now on file in the office of the

Wabash County Plan Commission and is available for public examination. Any written objections that are filed with the secretary of the Wabash County Plan Commission prior to the hearing will be considered and, at the hearing, the Wabash County Plan Commission will consider any additional comments concerning the application.

The hearing may be continued from time to time as may be found necessary.

NOTICE: Indiana Code 36-7-4-920 forbids any person from communicating with a member of the Board of Zoning Appeals before the hearing with the intent to influence a member's action on a matter pending before the Board.

Wabash County Plan Commission

Wabash County Courthouse

One West Hill St

Wabash, Indiana 46992

HSPAXLP.09/12/2024

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The purpose of the hearing is to consider the application of Bachelor Creek Church of Christ for SPECIAL EXCEPTION #: 11 To construct a pond, lake or earthen structure with a water surface area of 400 square feet or greater WITH VARIANCE FROM: the development standards to be closer to the minimum property line setbacks than required by the ordinance The geographical area affected by the changes requested is generally described as: 2147 N State Road 15, Wabash, Indiana 46992. PT SE 1/4 20-28-6 1.98AC + 1.04AC

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The purpose of the hearing is to consider the application of: Property Owner for VARIANCE #: 35 A Variance of use from the Factor Point System to request a split of a parcel in a AG1 Zoning District without receiving the minimum required points

The geographical area affected by the changes requested is generally described as: PT E 1/2 NW 1/4 9-28-7 1AC 2487 E 500 N Urbana, IN 46990

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The purpose of the hearing is to consider the application of: Kevin Cordes/Horvath Towers for VARIANCE #: 30 A variance from the Development Standards to place a non-ag related structure in an Ag1 Zone.

The geographical area affected by the changes requested is generally described as: PT SW 1/4 & NW 1/4 SE 1/4 31-29-6 91.35 AC  
Also Known As: Bowman Road 1/4 mile north of State Road 16  
Roann, IN 46974

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The purpose of the hearing is to consider the application of: Leonard Stout, Dennis McKillip, Et al./Bachelor Creek Church of Christ for VARIANCE #: 31 A variance from the development standards to split a section of property zoned Ag1 for non-ag purposes.

The geographical area affected by the changes requested is generally described as: 5.72 Acres directly North and Contiguous to 2147 N St Rd 15, Wabash Also Known As: PT NE 1/4 & PT SE 1/4 20-28-6 224.506 AC DITCH 518 & 641

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The purpose of the hearing is to consider the application of: Bachelor Creek Church of Christ for VARIANCE #: 32 A variance from the development standards requiring maximum lot impervious coverage of 40%.

The geographical area affected by the changes requested is generally described as: 2147 N St Rd 15, Wabash, Indiana 46992 Also Known As: DPT SE1/4 20-28-6 1.836AC DITCH 518 & 641

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The purpose of the hearing is to consider the application of: Dylan Sparks/Carson Rody for VARIANCE #: 33 A variance from the development standards to place a non-ag related structure in an Ag1 zone.

The geographical area affected by the changes requested is generally described as: 6869 E 750 S, LaFontaine, IN 46940

Also Known As: NE COR SE1/4 7-26-8 2.0AC

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The purpose of the hearing is to consider the application of: Robert Gallaway for VARIANCE #: 38 A variance from the ordinance setback requirements for a local street. A variance from the ordinance maximum lot coverage requirements for an R3 zoned district. A variance from the ordinance minimum aggregate distance between residential structures.

The geographical area affected by the changes requested is generally described as: 401 1st St, LaFontaine, IN 46940 Also Known As: Sissons 51 401 First St

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The purpose of the hearing is to consider the application of: Midwest Veal for VARIANCE #: 34 A variance from the development standards to place a property line closer to an accessory structure than the side setback requirements outlined in the ordinance.

The geographical area affected by the changes requested is generally described as: 3395 E 1450 N, North Manchester Also Known As: E 1/2 NW 1/4 W 1/2 FR NE 1/2 22-30-7 3.67 AC

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The purpose of the hearing is to consider the application of: Liberty Township Trustee for VARIANCE #: 37 A variance from the development standards to construct an accessory structure (sign) closer to the roadway setback than required.

The geographical area affected by the changes requested is generally described as: Harper Cemetery, E 1050 S Also known as: W 1/2 27-26-7 1.00AC

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