



Wabash County Plan Commission

One West Hill Street, Suite 205
Wabash, Indiana 46992
(260) 563-0661 Ext. 1267 or 1252
plandirector@wabashcounty.in.gov or coplanning@wabashcounty.in.gov

Board of Zoning Appeals Agenda

Tuesday, December 23, 2025 at 7:00 P.M.

Join the Zoom Meeting at <https://us02web.zoom.us/j/81144185848> – Meeting ID: 811 4418 5848

Wabash County Board of Zoning Appeals

Citizen Members Appointed by County Commissioners:

Mark Milam
Plan Commission Member
Term: 2024 – 2027

Dan Dale
Term: 2025 – 2028

Amanda Lyons
Term: 2024 – 2027

Citizen Member Appointed by County Council:

Patty Lengel
Term: 2022 – 2025

Plan Commission Member:

Joe Vogel
Term: 2024 - 2027

Plan Commission Staff:

Brian Campbell
Plan Director

Jennifer Hicks
Assistant Director

Plan Commission Attorney:

Mark Frantz

Call to Order

Roll Call/Declaration of a Quorum

Consideration of Minutes: November 25, 2025

Old Business: None

New Business

Application #SE-25-011 – Rana & Michael Poe

Requesting a special exception to place a manufactured home in an RL2 zoning district. Property affected: SANDY BEACH EST SEC 1 LOTS 1& 2 BLK A. Also known as: 32 N Lakeview Dr, North Manchester, Indiana.

Application #SE-25-013 – Multani II, LLC

Requesting a special exception for the establishment and operation of a package liquor store in a building currently used as a convenience store/gas station. Property affected: BUTTERBAUGHS 132X132 OLOT 1. Also known as: 240 N Chippewa St, Roann, Indiana.

Application #SE-25-014 – Brian & Constance Searing

Requesting a special exception to operate a business in a residential zone that is not shown as a permitted use in the zoning ordinance. Property affected: OP (SPEICHERVILLE) LOTS 1-3 & PT FR SW1/4 19-28-7 1.448AC. Also known as: 2127 N St Rd 13, Wabash, Indiana.

Application #VAR-25-041 – Nicholas Palmer

Requesting a variance from the development standards to place a shed closer to property lines than permitted by zoning ordinance. Property affected: BRADYS (ENGLISH) LOTS 66 & 67 & VAC ALLEY. Also known as: 1150 Washington St, Lagro, Indiana.

Application #VAR-25-042 – Derek & Kathleen Leckrone

Requesting a variance from the development standards to allow a residential structure in an A1 zoning district without receiving the required points in the Factor Point System. Property affected: PT NE1/4 16-26-7 10.94AC. Also known as: S Old St Rd 15, LaFontaine, Indiana.

Application #VAR-25-043 – Hubert Baker III

Requesting a variance from the development standards of the Wabash County Zoning Ordinance to allow more than one split of land less than twenty (20) acres within a five (5) year period on the same parent tract. Property affected: PT W1/2 NW1/4 32-27-8 14.363AC. Also known as: 5215 S 700 E, Wabash, Indiana.

Application #VAR-25-044 – Trent Schuler

Requesting a variance from the development standards to place a garage closer to the side and rear to property lines than permitted by zoning ordinance. Property affected: PT NW1/4 7-28-7 0.75AC. Also known as: 4643 N St Rd 13, Urbana, IN 46990

Application #VAR-25-045 – Leon & Agatha Metzger Joint Revocable Trust

Requesting a variance from the development standards of the Wabash County Zoning Ordinance to allow more than one split of land less than twenty (20) acres within a five (5) year period on the same parent tract. Property affected: E1/2 NE1/4 & SW1/4 NE1/4 27-30-6 118.03AC. Also known as: 13806 N 200 W, North Manchester, Indiana.

Application #VAR-25-046 – Michael J Reed, J Edward Reed, Shirley Anderson Trust, & Reed Credit Trust

Requesting a variance from the development standards of the Wabash County Zoning Ordinance to allow more than one split of land less than twenty (20) acres within a five (5) year period on the same parent tract. Property affected: PT SE1/4 7-28-8 156.82AC Also known as: 6910 E 400 N LOT 2, Andrews, Indiana.

Director's Report

Complaints Update

Other Business

Adjournment

Reminders:

- Next Plan Commission Meeting – Thursday, January 8, 2026 at 7:00 P.M.
- Next Board of Zoning Appeals Meeting – Tuesday, January 27, 2026 at 7:00 P.M.

Note: Following approval, the minutes of the Wabash County Plan Commissioners meetings will be posted on the county website: <https://www.in.gov/counties/wabash/meeting-minutes/>