



Wabash County Plan Commission

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Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Patty Lengel, Amanda Lyons, Mark Milam, Joe Vogel

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

Tuesday, December 23, 2025

1. Call To Order

Ms. Hicks, Secretary, called to order the December 23, 2025 Board of Zoning Appeals meeting at 7:00pm.

Due to the absence of the Chair and Co-Chair, Mr. Vogel made a motion to appoint Mr. Dan Dale chair for the December 23, 2025 meeting. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

2. Roll Call

Ms. Hicks, BZA Secretary, called roll:

- ✓ Dan Dale – *Present*
- ✓ Patty Lengel - *Present*
- ✓ Amanda Lyons – *Absent*
- ✓ Mark Milam – *Absent*
- ✓ Joe Vogel – *Present*

Ms. Hicks declared a quorum was present.

3. Consideration of Minutes – November 25, 2025

Mr. Vogel made a motion to approve the minutes of the November 26, 2025 meeting. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

4. New Business

SE-25-011 – Rana & Michael Poe

Request: Special Exception to place a manufactured home in the RL2 zoning district.

Location: 32 N Lakeview Dr, North Manchester (Sandy Beach)

Mr. Campbell reviewed that manufactured homes proposed in Wabash County require special exception approval and noted the Plan Commission provided a favorable recommendation

earlier in the month. Mr. Campbell reviewed general ordinance requirements for manufactured homes, including minimum square footage, foundation/anchoring, removal of wheels, axles, and hitch, skirting requirements, and gabled roof requirements. He explained the structure would need to be relocated on the parcel to meet current setback requirements and that a site plan would be required for placement verification. Mr. Campbell continued by noting the office had received a nearby phone inquiry with no objections and otherwise had no objections on record.

The board discussion included questions regarding whether a specific model had been selected (it had not), and roof pitch compliance could not be confirmed until a model was provided. Mr. Campbell noted an additional variance request could be required later depending on roof pitch.

Mr. Vogel made a motion to approve the special exception request. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

SE-25-013 – Multani II, LLC

Request: Special Exception to operate a package liquor store in a building currently used as a convenience store/gas station.

Location: 240 N Chippewa St, Roann

Mr. Campbell Staff reviewed that the eastern portion of the structure would become a separate suite for the package liquor store, with a separate entrance and separate business operations. Mr. Campbell discussed compliance concerns related to parking and ADA requirements when converting, expanding, or changing a use, and noted site constraints due to deliveries and tanker fueling operations. Staff stated the Plan Commission issued a favorable recommendation.

Public comment and discussion included remarks from town representatives and members of the public regarding local meeting processes and community input. Staff summarized correspondence received by the office, including at least one phone call opposing the request and letters in support that were read into the record.

Mr. Vogel made a motion to approve the special exception to operate a liquor store in a building used as a convenience store/gas station. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

SE-25-014 – Brian & Constance Searing

Request: Special Exception for a business use in a residential zoning district (barbecue concession/trailer operation).

Location: 2127 N St Rd 13, Wabash

Mr. Campbell reviewed the property location and the Plan Commission's favorable recommendation. Mr. Campbell noted a primary concern had been traffic flow and the ingress-egress near SR 13 and an intersection. Mr. Campbell informed the board the petitioner addressed the concern by installing a loop driveway allowing entrance from SR 13 and exit onto Washington Street. Staff reported no written objections or calls from notified adjoining owners.

The petitioner described the operation (barbecue trailer), proposed days/hours (Thursday–Saturday 11:00 a.m.–7:00 p.m.; Sunday 11:00 a.m.–4:00 p.m.), and stated the intent was primarily carry-out with limited seating potential.

Ms. Lengel made a motion to approve the special exception request. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

VAR-25-041 – Nicholas Palmer

Request: A variance from the development standards to place a shed closer to a side property line (east) and the front property line (north) than permitted by the zoning ordinance.

Location: 1150 Washington St, Lagro

Mr. Campbell explained the shed was placed over an existing foundation near a hillside drop-off, and the placement was partly intended to improve safety by covering the hazardous opening. Mr. Campbell reviewed right-of-way constraints and noted the Town had provided consent to encroach into its right-of-way. He continued by stating the BZA cannot grant a variance to encroach into the Town's right-of-way, but could consider variances for setbacks on the petitioner's property. Two variances were discussed (side yard and front setback adjustments).

Ms. Lengel made a motion to approve an eleven (11) foot setback from the east property line. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

Ms. Lengel made a motion to approve a two (2) foot setback from the front property line. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

VAR-25-042 – Derek & Kathleen Leckrone

Request: Variance from development standards to allow a residential structure in the A1 zoning district without meeting required points under the factor point system.

Location: S Old State Road 15, LaFontaine

Mr. Campbell reviewed the site characteristics and explained the applicants purchased the property believing it was buildable, and the factor point system resulted in minimal points. He stated the office supported approval due to the circumstances described.

Mr. Vogel made a motion to approve the variance request. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes

✓ Joe Vogel - yes
The motion carried 3-0.

VAR-25-043 – Hurbert Baker

Request: Variance to allow more than one split of land less than 20 acres within a 5-year period on the same parent tract.

Location: 5215 S 700 E, Wabash

Mr. Campbell explained a recent split occurred and the current request involved a small area adjustment to allow a neighboring owner to maintain/clean a waterway and straighten a boundary. Mr. Campbell recommended, as a condition, that the newly surveyed area be combined with the buyer's existing tract (29.061 acres) so it would not remain as a separate buildable parcel.

Mr. Vogel made a motion to approve the request with the condition the piece must be combined with the neighbor's existing parcel. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

VAR-25-044 – Trent Schuler

Request: Variance from development standards to place a garage closer to the side and rear property lines than permitted.

Location: 4643 N State Road 13, Urbana

Mr. Campbell reviewed the property with the board explaining the constraints due to the location of the septic. Mr. Campbell noted one individual reviewed the petition and had no objection at that time. Public comment was received from Cindy Peters expressing concerns about proximity to property lines and farm equipment clearance; after discussion, Ms. Peters indicated she was okay.

Ms. Lengel made a motion to approve the variance from the rear (east) property line. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

Ms. Lengel made a motion to approve the variance from the side (north) property line. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

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

Request: Variance to allow more than one split of land less than 20 acres within a 5-year period on the same parent tract.

Location: 13806 N 200 W, North Manchester

Mr. Campbell explained the request was to add acreage to an existing small parcel to create a larger buffer area, resulting in approximately a 5-acre parcel once combined. He noted multiple neighbor inquiries were received and that the staff reported no objections after the request was explained (including one initial objection that was later withdrawn). Board discussion referenced a rumor regarding chicken houses, which staff stated was not part of the request.

Mr. Vogel made a motion to approve with the condition that the acreage be combined into one parcel (not left as a separate buildable parcel). Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

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

Request: Variance to allow more than one split of land less than 20 acres within a 5-year period on the same parent tract.

Location: 6910 E 400 N Lot 2, Andrews

Mr. Campbell reviewed the boundary clean-up and reconfiguration to create compliant frontage and resolve structures crossing property lines. Board discussion included access/driveway use and the recommendation to ensure proper easements. Mr. Campbell indicated a condition was needed that a small strip parcel be combined with another parcel to meet ordinance requirements (including frontage).

Ms. Lengel made a motion to approve the request with the condition that the small strip be combined as reflected on the survey to maintain compliance. Mr. Vogel seconded the motion

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Patty Lengel – yes
- ✓ Joe Vogel - yes

The motion carried 3-0.

5. Staff Reports

Complaints Update

Mr. Campbell provided an update on complaints for 2025. There are currently 41 total open complaints, 27 which are considered active/open, 12 with legal, and 2 unsafe premises. There were 59 complaints rolled over from previous years. There have been 41 complaints closed to date. For reassessments, there were 47 new reassessment cases received in 2025 and 23 rolled over from 2024. 55 of the reassessments have been closed, leaving a total of 15 open, 2 from 2024 and 13 from 2025.

6. Other Business

With no further business brought before the Board, Mr. Vogel made a motion to adjourn. Ms. Lengel seconded. The meeting was adjourned at 8:20 pm.

Others Present: Steve Hicks, Tim Ranck, Trent Schuler, Rhonda Siders, Terri Gilfillen, Amber Satur, Pam Woodall, Derek Leckrone, Jeff Dawes, Jennifer Draper, Louella Krom, Rana Poe, Cindy Peters, Sukhjinder Singh, Clark Kirkman, Lakhwinder Singh, Brian Ranck, Myron Metzger, Nelda Metzger, Jerry Nelson, Constance Searing, Brian Searing, Rachel Metzger, Eric Metzger, Chad Metzger, Michael Reed

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