



# Wabash County Plan Commission

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## Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Chris Hickman, Patty Lengel, Amanda Lyons, Joe Vogel

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

**Tuesday, January 27, 2026**

### 1. Call To Order

Ms. Lyons called to order the January 27, 2026 Board of Zoning Appeals meeting at 7:00pm.

Ms. Hicks called roll:

- ✓ Dan Dale – *yes*
- ✓ Chris Hickman – *yes*
- ✓ Patty Lengel – *yes*
- ✓ Amanda Lyons - *yes*
- ✓ Joe Vogel - *yes*

A quorum was declared.

### 2. Election of Officers

Ms. Lyons opened the nomination for Chair. Mr. Vogel made a motion to nominate Ms. Lyons for 2026 BZA Chair. Ms. Lengel seconded the motion. Mr. Vogel made a motion to close nominations.

Ms. Hicks called roll:

- ✓ Dan Dale – *yes*
- ✓ Chris Hickman - *yes*
- ✓ Patty Lengel – *yes*
- ✓ Amanda Lyons - *abstain*
- ✓ Joe Vogel - *yes*

The motion carried 4-0-1.

Ms. Lyons opened the nominations for Co-Chair. Ms. Lengel made a motion to nominate Mr. Dale for 2026 BZA Co-Chair. Mr. Vogel seconded the motion. Ms. Lyons mad a motion to close nominations.

Ms. Hicks called roll:

- ✓ Dan Dale – *abstain*
- ✓ Chris Hickman - *yes*
- ✓ Patty Lengel – *yes*
- ✓ Amanda Lyons - *yes*
- ✓ Joe Vogel - *yes*

The motion carried 4-0-1.

Ms. Lyons opened the nominations for Secretary. Mr. Vogel made a motion to nominate Ms. Hicks for 2026 BZA Secretary. Ms. Lengel seconded the motion. Mr. Hickman made a motion to close nominations.

Ms. Hicks called roll:

- ✓ Dan Dale – *yes*

- ✓ Chris Hickman - yes
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel - yes

The motion carried 4-0-1.

### 3. Consideration of Minutes – December 23, 2026

Mr. Vogel made a motion to approve the minutes of the December 23, 2025 meeting as written.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - *abstain*
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - *abstain*
- ✓ Joe Vogel - yes

The motion carried 3-0-2

### 4. Old Business

There was no old business to discuss.

### 5. New Business

#### Introduction of New Board Member

Mr. Campbell introduced Mr. Hickman as a new member of the Board of Zoning Appeals. He was appointed by the Plan Commission as their member to the Board of Zoning Appeals at their meeting on January 8, 2026. His term will run from January 1, 2026 through December 31, 2029.

Mr. Campbell additionally provided to each board member an updated oath of office with their terms documented on them to assure that in the future each position and term remains consistent and part of the official records.

#### SE-25-015 – Addison Wiley

**Request:** Special Exception for a home occupation type II in an A2 zoning district with variances to allow a home occupation, type II accessory structure to exceed the 900 sq ft limit and allow the accessory structure to be used as an accessory dwelling unit.

**Location:** 1666 N 600 E, Lagro

Mr. Campbell presented Ms. Wiley's request for a Home Occupation Type II within an existing accessory structure, including use of the accessory structure as an accessory dwelling unit (ADU) and allowing the home occupation accessory structure to exceed the 900 square foot limit. Ms. Wiley is a professional runner with several business/charity ventures that will be run out of the barn on the property, as well as a training gym for her use. The Board discussed prior approvals, square footage limitations, and the existing residential use within the structure. The accessory structure was approved prior to the current zoning ordinance to allow a second residential structure; however, Ms. Wiley and office staff decided since she was already applying for the home occupation special exception it would be conducive to include the ADU as a variance for documentation in the future. Notice was provided to adjoining property owners with no objections received. The petitioner confirmed the residential space would be for family use only, not rental or short-term lodging.

Mr. Vogel made a motion to approve the Special Exception for a Home Occupation, Type II in an A2 zoning district. Mr. Dale seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes

- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel - yes

The motion carried 5-0.

Mr. Dale made a motion to approve the variance to allow a home occupation type II accessory structure to exceed 900 square feet. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel - yes

The motion carried 5-0.

Ms. Lengel made a motion to approve the variance to allow the accessory structure to be used as an accessory dwelling unit. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel - yes

The motion carried 5-0.

**VAR-25-047 – Paul & Ethel Fogel L/E – Brian Fogel**

**Request:** Variance from the subdivision 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.

**Location:** Old State Road 15, Wabash

Mr. Campbell presented the request to allow more than one parcel split involving less than 20 acres within a 5-year period in order to correct historic surveying and parcel configuration errors. The most recent parcel split, done less than 5 years ago, inadvertently created two non-contiguous parcels. One that totals approximately 26 acres and one that totals approximately 4 acres. To correct these non-contiguous parcels, a small triangular piece would need to be split off the 4-acre parcel. This would constitute a second split in less than five years. Mr. Fogel explained the small triangular piece would be added to the rest of the parcel on the west side off County Road S 200 E and the remaining portion of this parcel would be combined with the east side of the 26-acre parcel creating 2 fully compliant parcels. Upon completion the approximately 26-acre parcel will be sold and Mr. Fogel will retain the newly created 9-acre parcel on the east side of the property off of Old State Road 15. The Board discussed the property history, survey work completed, and the need to clean up longstanding parcel inconsistencies. No objections were received.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel - yes

The motion carried 5-0.

**6. Staff Reports**

**Annual Report**

Staff presented highlights from the 2025 Annual Report, including petition activity, unsafe premise orders, fee restructuring outcomes, permit statistics, variance trends, housing data, and financial summaries. No action was required.

**Complaints Update**

Mr. Campbell provided an update on active complaints, legal actions, unsafe premises, reassessments, and case closures.

**7. 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 7:30 pm.

**Others Present:** Brian Fogel, Nick Johnson

(bac)