



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, April 28, 2026

1. Call To Order

Mr. Dale called to order the April 28, 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, via Zoom
- ✓ Joe Vogel - yes

A quorum was declared.

2. Consideration of Minutes – March 24, 2026

Mr. Vogel made a motion to approve the minutes of the March 24, 2026 meeting as written. Mr. Hickman seconded the motion.

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

3. Old Business

There was no Old Business to be heard.

4. New Business

SE-26-002 – Scott & Jessica Sheahan, Chester Township

Petitioners: Scott & Jessica Sheahan

Location: 6658 N 150 E, Urbana, Indiana

Request: Requesting a special exception to operate a kennel in an A1 zoning district.

Mr. Campbell provided a summary of the petition. Per the Wabash County Zoning Ordinance, a kennel can be placed in an A1 zoning district with a special exception. Mr. Campbell explained the setback from the proposed kennel is met. The proposed kennel would be located in a structure that already exists on the property.

Mr. Dale opened the floor for public comment. No comments were received.

Mr. Vogel made a motion to approve the special exception to operate a kennel in an A1 zoning district.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

VAR-26-009 – Roger Grossnickle, Pleasant Township

Petitioner: Roger Grossnickle/Lori Conley

Location: Part of Depot Grounds, Liberty Mills, Indiana

Request: Requesting a variance from the development standards to split a parcel less than the required 1.5 acres in an R1 zoning district.

Mr. Campbell presented the BZA with a summary of the petition request and the staff report. Mr. Grossnickle owns most of the former depot grounds. Ms. Conley owns the lots to the south of Mr. Grossnickle and is wanting to purchase a small section of land, that will be less than the required 1.5 acres, in order for her pool to be on her property rather than over the property line. Due to the metes and bounds piece of property adjoining a platted lot, the variance was required due to the piece being split from Mr. Grossnickle is less than the required 1.5 acres.

Mr. Dale opened the floor for public comment. No comments were received.

Mr. Vogel made a motion to approve the variance to split a parcel less than the required 1.5 acres in an R1 zoning district. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

VAR-26-010 – Wilson Century Farm/Michael Wilson

Petitioner: Michael Wilson

Location: 390 S 700 W, Wabash, Indiana

Request: Requesting a variance from the development standards to place a residential structure closer to a property line than permitted by zoning ordinance.

Mr. Campbell presented the BZA with a summary of the petition request and the staff report. Mr. John Wilson explained the builder for his son's new home wanted to assure that everything was approved regarding the property lines, and due to the location of the well and existing driveway, the new house had to be turned a little more than initially thought causing the distance from the new property line to the residential structure to be less than the required setback. The builder estimates that the new residential structure would be approximately 12-14 feet from the south property line.

Mr. Dale opened the floor for public comment. No comments were received.

Ms. Lengel made a motion to approve the variance to place a residential structure closer to the property line than permitted by ordinance. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes

- ✓ Chris Hickman – yes
- ✓ Patty Lengel – yes
- ✓ Amanda Lyons – yes, *via Zoom*
- ✓ Joe Vogel - yes

The motion carried 5-0

VAR-26-011 – MSD of Wabash County, Noble Township

Petitioner: Weigand Construction/Dr. Chris Kuhn/AZ Engineering

Location: 840 E St Rd 124, Wabash, Indiana

Request: Requesting a variance from the development standards to allow a sign and parking lot to be built closer to a state road than permitted by zoning ordinance.

Mr. Campbell presented the BZA with a summary of the petition request and the staff report. Mr. Campbell explained that the initial inquiries into this project involved construction in a floodway. The petitioners worked with the State and filed a Letter of Map Amendment (LOMA) to modify the location of the flood zones around Southwood Elementary.

The petitioners are requesting to place a new sign in front of the elementary school within the 105-foot setback from the center of a State Road. The new sign will be the same distance from the center of the roadway that the current sign is, approximately 44 feet. Additionally, the petitioners are requesting to place a parking lot within the same 105-foot setback. The parking lot expansion would place the edge of the parking lot approximately 62 feet from the center of State Road 124.

Mr. Vogel asked if the school had already filed for a variance for the sign, Mr. Campbell explained that Southwood High School had received a variance approximately 2 years ago for a new sign. Mr. Vogel then asked if the sign would block the visibility from the parking lot exit. Mr. Andy Bearman with AZ Engineering, explained that all INDOT standards were met for the vision of clearance and location of the new sign.

Ms. Lengel asked if there would be a curb at the edge of the new parking lot. Mr. Bearman explained it would be flat to grass. Ms. Lengel followed up with a question regarding if there would be a ditch and increased drainage. Mr. Bearman explained that there would be a slight increase in drainage to the ditch.

Mr. Dale asked if there was any discussion regarding the inclusion of a deceleration lane Mr. Bearman said that they didn't see the need for it since there was no change to the use.

Mr. Dale opened the floor for public comment. No comments were received.

Mr. Hickman made a motion to approve the variance to place a sign closer to the required 105-foot setback than required by ordinance. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

Ms. Lengel made a motion to approve the variance to place a parking lot closer to the required 105-foot setback than required by ordinance. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

VAR-26-012 – Whites Indiana Manual Labor, Noble Township

Petitioner: Jay Lynn, Josiah White's

Location: 5233 S 50 E, Wabash, Indiana

Request: Requesting Variances from the development standards to allow more than one residential structure on a single parcel, to allow two-family and multi-family homes in zones where they are not otherwise permitted, and to allow residential and non-ag related structures in an A1 zoning district.

Mr. Campbell presented the BZA with a summary of the petition request and the staff report. Mr. Campbell explained to the East of Southwood Elementary School on State Road 124; Josiah White's has several duplexes that were built prior to the current zoning ordinance going into effect. Due to restrictions of the current zoning ordinance, parcels in the A1 and R1 zoning districts are not permitted to have more than one residential structure on a single parcel. Due to the current number of residential structures on the parcel, a variance is required to be able to build any additional residential structures. Additionally, the majority of this parcel is located in an A1 zoning district, in which residential structures are restricted without receiving the necessary points in the point factor system. Despite Josiah White's owning the property, the residential structures are not for direct family members, therefore a variance was requested to assure that everything was covered to allow the school to move forward with their plans. Mr. Campbell requested the variances be permitted for the life of the school so that any time they are needing to increase their size, they will not be required to file for variances, similar to the way mobile home parks are currently handled with roof pitch variances.

Mr. Lynn, a representative from Josiah White's explained that the state has decreased the student to staff ratio requiring them to hire additional staff. One of the benefits White's offers to their employees is including free housing. The duplexes are not and will not be rentals, they will be for staff use only. It was explained that White's has their own wastewater treatment facility so each duplex and any future residential structure will not require a septic permit. Ms. Lengel asked if the wastewater facility could handle the additional use. Mr. Lynn confirmed that the facility is rated for approximately 500 people, and there are currently approximately 200 living on site with another 100 employees commuting in daily.

There was a concern about the lack of oversight if a blanket variance was approved. It was explained to the board that there would still be reviews and oversight by the office, and if there were any concerns, they could request a review by the board.

Mr. Dale opened the floor for public comment. No comments were received.

Mr. Vogel made a motion to approve more than one residential structure on a single parcel for the life of the school. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

Mr. Hickman made a motion to approve the variance to permit 2 family homes in a zone where not otherwise permitted. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

Mr. Hickman made a motion to approve the variance to allow multi-family homes in a zone where they aren't otherwise permitted. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

Mr. Vogel made a motion to approve the variance to allow residential and non-ag related structures in an A1 zoning district. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

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

The motion carried 5-0

5. Directors Report

Complaints Update

Mr. Campbell provided an update on active complaints, legal actions, unsafe premises, reassessments, and complaint closures. There are currently 43 active complaints, 9 legal, and 2 unsafe premises for a total of 54 open complaints. Mr. Campbell explained there are 13 properties being monitored for compliance.

There were 10 reassessments rolled over from 2025 and 7 new received so far in 2026. 6 have been closed so far this year.

6. Other Business

With no further business brought before the Board, Mr. Vogel made a motion to adjourn. Ms. Lengel seconded the motion. The meeting was adjourned at 8:00 pm.

Others Present: Andy Bearman, Tony Baker, Lori Conley, Roger Grossnickle, Chris Kuhn, Jay Lynn, Audrey Lynn