



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, May 26, 2026

1. Call To Order

Ms. Lyons called to order the May 26, 2026 Board of Zoning Appeals meeting at 7:00pm.

Ms. Hicks called roll:

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

A quorum was declared.

2. Consideration of Minutes – April 28, 2026

Mr. Vogel made a motion to approve the minutes of the April 28, 2026 meeting as written. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

3. Old Business

There was no old business to be heard.

4. New Business

Ms. Lyons requested to amend the agenda order due to petitioner requests. There was no objection from members of the BZA.

VAR-26-019 Water Wheel Express, LLC – Owner Shane Flora

Location: E State Road 16, Urbana

Request: Requesting variances from the development standards to place a residential structure closer to a Confined Feeding Operation than required, to place an off-site water well within the required setback of a Confined Feeding Operation, and to allow a residential structure to be built in an AG1 zoning district without first gaining the allowed points thru the Factor Point System.

Mr. Campbell explained to the Board that the Plan Commission Office was contacted by a representative for Mr. Flora of Water Wheel Express requesting a continuance to the June 23, 2026

Mr. Vogel made a motion to approve the continuance request. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-020 – Bex Farms

Location: W Old 24, Wabash, Indiana

Request: Requesting a variance of use to allow a temporary asphalt plant to be placed in a zone where it is not otherwise permitted.

Mr. Campbell informed the board that the Plan Commission Office received a formal request from the petitioner on May 22, 2026 to withdraw the variance application. Due to being a withdrawal, no formal board motion or action was required.

VAR-26-013 – Charles & Tammy Douglass, Liberty Township

Location: 113 Ashland Dr, LaFontaine

Request: Requesting a variance from the development standards to place a garage closer to the side property line than permitted in an R3 zoning district.

Mr. Campbell presented the petition explaining that Mr. & Mrs. Douglass were requesting to build a garage attached to their residential structure. The proposed garage would be approximately 7 feet from the side property line instead of the minimum 13 feet required by zoning ordinance. The proposed garage would be in line with the existing garage and driveway. No questions or objections were received by staff.

Ms. Lyons opened the floor for public comment. No comments were received.

Mr. Dale made a motion to approve the petition. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-014 – Town of Lagro, Lagro Township

Location: 585 Washington St, Lagro

Request: Requesting variances from the development standards for the following: the maximum impervious lot coverage in an FRC zone, along with a variance from the minimum roadway setback, and a variance from the minimum setback to an identified stream top of bank.

Mr. Campbell presented a summary of the request. The Town of Lagro is in the process of constructing a memorial including a flat concrete platform, walkways, flagpoles, benches, and monuments, with no walled structures, within an identified floodway using the Indiana Department of Natural Resources (DNR) best available flood maps. The DNR has reviewed and approved the project within the floodway. Along with being within a floodway, the project is also less than the required 75 feet from the top of bank of an identified waterway.

Mr. Campbell went on to explain the project also encroaches on a platted roadway and property line, therefore the Town was required to apply for a variance from the setbacks for a structure.

Mr. Campbell also explained that the project required covering nearly the entire parcel with concrete, therefore being greater than the maximum 35% impervious coverage for the zoning district.

Mr. Campbell confirmed the project would not pose any sight-line hazards or traffic safety risks.

There was no public opposition received.

Mr. Vogel made a motion to approved the roadway setback. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

Mr. Dale made a motion to approved the impervious coverage. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

Mr. Vogel made a motion to approve the setback from an identified waterway. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-0015 – Burcroff Family LLC, Lagro Township

Location: N 500 E, Urbana

Request: Requesting a variance from the subdivision ordinance to allow more than one split less than 20 acres in a 5-year period.

Mr. Campbell presented a summary of the request. The petitioners are seeking approval to split approximately a 4.5-acre parcel from a larger 150-acre agricultural field to allow a family member to construct a residential structure. The property had a split performed in 2022 and 2023 for the same reasons.

The petitioners have not yet had a survey done to determine exactly where the split would occur and the exact size of the proposed parcel, but provided the general area. Mr. Campbell did confirm a portion of the parent parcel has classified forest.

Mr. Campbell read an objection letter into the record from a neighboring homeowner at 2238 N 500 E, Urbana. The neighbor cited concerns regarding the cumulative long-term impacts of continuous parcel splitting, the incremental loss of historic agricultural lands, scattered residential development patterns, and the negative shift in the community's quiet, low-density rural character. Following discussion, the board noted the positive impact of enabling local families to remain within the county on family ground.

Mr. Vogel asked to confirm the split was for a family member. Mr. Burcroff confirmed it was for his daughter.

Mr. Vogel made a motion to approve the parcel split. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-016 – Jerry Maxwell & Beckie Elliott

Location: 4540 N 700 W, Roann

Request: Requesting a variance from the subdivision ordinance to allow more than one split less than 20 acres in a 5-year period.

Mr. Campbell presented a summary of the request. The petitioners are requested to split a new 2.07-acre parcel containing a field, cabin, pond, and existing split parcel 2.07-acre where the one of the petitioner's grandsons has built a new residential structure. The parcel utilizes a shared drive. The proposed split would be for the petitioner's other grandson to be able to build a residential structure in the same area to keep the family close together.

Mr. Vogel asked if there would be a recorded easement for access to the parcel. Mr. Hays, Mr. Maxwell's grandson, confirmed it was already in place to have an easement for access.

There were no further questions and no questions or objections were received by the office staff.

Mr. Dale made a motion to approve the parcel split. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-017 – James & Amanda Davis

Location: Tipton St, Lagro

Request: Requesting variances from the development standards to place a residential structure closer to a designated waterway than permitted by the zoning ordinance and to allow an accessory structure to be forward the front of a residential structure in an R1 zoning district.

Mr. Campbell presented a summary of the request. The petitioners are requesting a variance to place their residential structure closer to an identified waterbody than the required 75-foot setback. Mr. Campbell explained that due to the topography of the parcel, the location where the petitioners wish to build their residential structure is the only spot where they would be able to access their garage in a safe manner and keeps the structure out of an identified floodway.

Additionally, the petitioners are requesting to place an accessory structure forward the front of the primary residential structure. Again, due to the topography and floodway, the identified location is the only place that a pole building could be placed that would not interfere with the residential structure or their septic field.

A representative from the Town of Lagro, Mr. Andrew King, expressed concern regarding excavation equipment and dump trucks being driven on Tipton Street, noting that the Town is initiating a major asphalt paving project on that stretch of roadway in June. The petitioner agreed to contact their primary earthworks contractor to coordinate logistics and protect the newly laid road surface. It was noted that the petitioner did not ask about connecting to the town utilities since they are outside of town limits.

Mr. Vogel made a motion to approve placing a residential structure closer than the required 75 feet from the top of bank of an identified waterway. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

Mr. Dale made a motion to approve allowing an accessory structure to be forward the front of a primary residential structure in a residential zone. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

VAR-26-018 – Jay & Tina Harting, Pleasant Township

Location: N 400 W, Silver Lake

Request: Requesting a variance from the development standards to allow more than one split of less than 20 acres in a five-year period.

Mr. Campbell presented a summary of the request. Mr. & Mrs. Harting are requesting to split the section of farm ground north of their current residential parcel, as well as a portion of wooded area on the south edge of the parent parcel. Because both sections being split are less than 20 acres, a variance was required. Both proposed splits meet the requirements to be standalone parcels in size and road frontage.

Mr. Matt Mize, attorney for the petitioners, explained that the section to the north of the current residential parcel is a 3.77-acre piece that would be combined with the 5-acre parcel. The tillable farmland is going to be sold to a local farmer. Discussion was had as to what constitutes a split within the current zoning ordinance. Mr. Mize recommended the ordinance review and revisions have the ability to split a portion of property and combine with an existing parcel without having to go through the variance process.

No questions or objections were received from the public regarding the proposed splits.

Mr. Vogel made a motion to approve more than one parcel split in less than 5 years. Mr. Dale seconded the motion.

Ms. Hicks called roll:

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

The motion carried 4-0

**5. Directors Report
Complaints Update**

Mr. Campbell reported there have been no change to the reassessments since last month.

Mr. Campbell provided an update on active complaints, legal actions, unsafe premises, reassessments, and complaint closures. There are currently 60 open complaints – 48 active, 10 legal, and 2 unsafe premise violations. Year-to-date, 31 new complaints have been received with an additional 4 that have been received but not yet added. Additionally, there are 18 properties being monitored for continued compliance.

6. Other Business

With no further business brought before the Board, Mr. Vogel made a motion to adjourn. Mr. Dale seconded the motion. The meeting was adjourned at 7:52pm.

Others Present: Beckie Elliott, Taylor Hays, Kristie Bone, Cindy Price, Pam Smith, Ben Smith, Anthony Bott, Amanda Bott, Jim Davis, Mandy Davis, Andrew King, Chuck Douglass, Tammy Douglass, Jake Schuler, John Schuler, Jeff Dawes, Bryan Burcroff, April Burcroff, Matthew Carey, Breanna Burcroff, Rob Tarter, Amanda Lawson, Howard Lawson, Tammy Unger

(bac)