



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, June 23, 2026

1. Call To Order

Ms. Lyons called to order the June 23, 2026 Board of Zoning Appeals meeting at 7:00pm.

Due to the absence of Ms. Hicks, BZA Secretary, Mr. Campbell served as acting secretary for the meeting.

Mr. Campbell called roll:

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

A quorum was declared.

2. Consideration of Minutes – May 26, 2026

Mr. Dale made a motion to approve the minutes of the May 26, 2026 meeting as written. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

- ✓ Dan Dale – *yes*
- ✓ Patty Lengel – *yes*
- ✓ Amanda Lyons – *yes*

The motion carried 3-0

3. Old Business

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

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. Property affected: PT NE 1/4 4-28-7 20.00 AC Also known as: E State Road 16, Urbana, Indiana

Mr. Campbell explained to the Board that the Plan Commission Office was contacted by the attorney for the petitioner they would be requesting a second continuance for Water Wheel Express to the July 28, 2026 BZA meeting. Mr. Campbell noted the petition might require an additional continuance for the upcoming July meeting as well. The board discussed administrative procedures and county advertising costs associated with handling multiple continuances.

Following a brief discussion regarding financial liability for repeated notices, it was discussed whether or not the petitioner would be responsible for any additional notification fees for repeated continuances.

Ms. Lengel made a motion to approve the continuance. Mr. Dale seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

4. New Business

Application #VAR-26-021 – David & Sheena Yeakley

Requesting a variance from the development standards to place an accessory structure closer to the south property line permitted by zoning ordinance and to allow an accessory structure to be forward the front of the primary structure in a residential zone. Property affected: PT MID PT S SIDE SE1/4 .632AC Also known as: 5082 W 400 N, Lot 15, Wabash, Indiana

Mr. Campbell presented the petition explaining the shed was placed prior to obtaining an improvement location permit. Mr. Campbell stated that despite what was shown on the GIS, a survey showed the proper location of property lines. Based on the survey, the shed is not located over the property line but does not meet the setback requirements in an R1 zoning district.

The petitioners added that they attempted to hire the original moving company to relocate the shed to a compliant area on the north side of the property; however, it was discovered the building had settled into the ground, creating a suction effect underneath and attempts to lift it would cause the structural boards underneath to split, making the relocation impossible without destroying it.

Mr. Campbell noted the shed is wired for electricity but per the petitioner, contains no water or plumbing. A neighbor to the south expressed concerns regarding the tight placement and how it impacts their own future aggregate distance setback requirements.

Ms. Lengel made a motion to approve the variance to the south property line. Mr. Dale seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

Mr. Dale made a motion to approve the variance for the accessory structure to be forward of the front of the residential structure. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

The petitioners were reminded that the approval only grants the permission for the physical location and does not waive the requirement to apply for and pay the official structural permit fee to achieve full compliance.

Application #VAR-26-022 – Patty Sausaman Life Estate to David Sausaman then Kathryn Dale, Tamara Howard, & Linda Smith

Requesting a variance from the development standards to place a property line closer to an accessory structure than permitted by zoning ordinance. Property affected: S PT W1/2 NW1/4 N PT W1/2 SW1/4 12-27-5 60AC Also known as: 1619 S 700 W, Wabash, Indiana

Mr. Campbell presented the petition explaining the request is due to a family farm property split intended to transfer ownership of the residential structure to the petitioner's daughter. The proposed boundary line will be split between the two accessory structures south of the residential structure, which measures only 22' between the two structures. The new property line rather than the required 13' setback would be approximately 11'. Mr. Campbell confirmed that neighboring property owners had reviewed the layout and expressed zero objections to the split. It was clarified that the existing shared driveway configuration would continue to serve all of the structures.

Mr. Dale made a motion to approve the variance from the setback requirements. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

Application #VAR-26-023 – Gregory & Jennifer Coyne

Requesting a variance of use to allow an accessory dwelling unit in an A2 zoning district. Property affected: PT NW1/4 30-28-8 10.069AC Also known as: N 600 E, Lagro, Indiana

Mr. Campbell explained the petitioner is requesting a variance to allow an accessory dwelling unit to be built in an A2 zoning district. The plans involved building a new primary residence with a dedicated basement apartment space for Mrs. Coyne's parents. Mr. Campbell noted that an ADU arrangement within the main structure was an efficient alternative to a manufactured home, which would otherwise be allowable for caring for family members. No public comments or objections were received.

Mr. Dale made a motion to approved the accessory dwelling unit. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

Application #VAR-26-024 – Marsha Baumgartner & Donald King

Requesting a variance from the development standards to allow an accessory structure closer to the north and east property line than permitted by zoning ordinance. Property affected: PT SW1/4 28-28-6 .65AC Also known as: 1373 N St Rd 115, Wabash, Indiana

Mr. Campbell reviewed the petition for a variance from the setbacks for an accessory structure. Mr. Campbell noted that the surrounding area consists of non-conforming, historically tight lots averaging 0.60-0.65 acres, functioning more like city lots within a county setting. Due to these small lots, there are challenges when it comes to placement of accessory structures. The well for

the residential structure is located within the front yard and a specialized whole-house drain septic system installed in 2004 that extends approximately nine feet north and 9 feet east of the house. Due to those locations, the proposed 26 x 32 garage needed to be shifted to the back corner to avoid impacting the septic lines. Additionally, Mr. Campbell noted that the lines on the GIS are significantly shifted and inaccurate by three to five feet compared to standard ground pins and survey markers.

The garage will have electricity, but no plumbing. No public comments were received.

Ms. Lengel made a motion to approve the setback to the north property line. Mr. Dale seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

Mr. Dale made a motion to approve the setback to the east property line. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0

Application #VAR-26-025 – MSD of Wabash County Multi-School Building Corporation

Requesting a variance from the development standards to allow a structure to be built over the existing property line and within the setbacks from the property lines. Property affected: PT RES 20 27-7 1.97 AC Also known as: 564 E St Rd 124, Wabash, Indiana

Application #VAR-26-026 – Metropolitan School District

Requesting a variance from the development standards to allow a structure to be built over the existing property line and within the setbacks from the property lines. Property affected: PT RES 20 27-7 34.73 AC Also known as: 564 E St Rd 124, Wabash, Indiana

Due to these requests being for the same/similar issues related to the same structure, the board heard the petitions together. Mr. Campbell explained the underlying issue stems from a technical split involving two distinct legal entity names, Metropolitan School District and MSD of Wabash County Multi-School Building Corporation, which despite being in different names and under technically different ownership, they are the same school corporation. Under standard lease-rental financing structures, the district routinely parcels off small sections of a campus (roughly two acres in this instance) to support bond issuance. Once the associated debt is paid off, the parcels legally revert back to the primary district. To accommodate the building design without forcing a complicated legal combination of the financing parcels, staff recommended requesting variances across both affected pieces of land.

Due to a technical issue with the sound for the board members attending the meeting via Zoom, Mr. Vogel was able to be reached via speakerphone while still seeing him on the Zoom meeting. Mr. Vogel confirmed he had received the board packet and related information regarding the petition.

Ms. Lengel motioned to approve building over the property line, VAR-26-025. Ms. Lyons seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0-1

Ms. Lengel motioned to approve the setback variance from the north property line, VAR-26-025.

Mr. Vogel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0-1

Ms. Lengel motioned to approve the setback variance from the east property line, VAR-26-025.

Mr. Vogel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0-1

Ms. Lengel motioned to approve building over the property line, VAR-26-026. Mr. Vogel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0-1

Ms. Lengel motioned to approve the setback variance from the east property line, VAR-26-026.

Mr. Vogel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 3-0-1

5. Directors Report

Complaints Update

Mr. Campbell reported there have been no change to the reassessments since last month. There are currently 13 open reassessments.

There are currently 82 total open complaints. 70 are actively being worked, 10 have been referred to legal counsel, 2 are unsafe premise orders, and 20 are being monitored for ongoing compliance. Mr. Campbell noted that due to manual logging adjustments made, approximately 3 or 4 had shifted from active to monitor making the active case count closer to 66.

Mr. Campbell continued by informing the board that the county has initiated lien searches for additional properties as the preliminary step to additional unsafe premise orders, which the staff hopes to file in the next week or so.

6. Other Business

With no further business brought before the Board, Mr. Vogel made a motion to adjourn, seconded by Mr. Dale.

The meeting adjourned at 8:16 pm.

Others Present: Don King, Marsha Baumgartner, Dave Sausaman, James Moore, Chris Kuhn, David Yeakley, Sheena Yeakley, Jeff Dawes

(bac)