



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, July 28, 2026

1. Call To Order

Ms. Lyons called to order the July 28, 2026 Board of Zoning Appeals meeting at 7:00pm.

Ms. Hicks called roll:

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

A quorum was declared.

2. Consideration of Minutes – May 26, 2026

Mr. Vogel made a motion to approve the minutes of the June 23, 2026 meeting as written. Ms. Lengel seconded the motion.

Mr. Campbell called roll:

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

The motion carried 4-0-1

3. Agenda Adjustment

Application #VAR-26-033 – Double J Dairy

Requesting variances from the development standards to allow CFO structures/lagoons to be placed closer to on-site and off-site residential structures, public roadways, property lines, off-site water wells, and an off-site business structure than permitted by zoning ordinance. Property affected: PT SE1/4 PT SW1/4 8-26-7 106.715AC Also known as: 1616 E 800 S, LaFontaine, Indiana

Mr. Campbell reported that the office was contacted by the owner of Double J Dairy to request a continuance until the August 25, 2026 meeting.

There were no comments or questions from the public.

Ms. Lengel made a motion to accept the continuance request. Mr. Hickman 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

4. 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 informed the Board of Zoning Appeals that neither the applicant nor a representative for the applicant was present. The Board initially deferred action until the end of the meeting to allow additional time for the applicant to appear. No representative appeared before the matter was called again.

There were no comments or questions from the public.

Mr. Vogel made a motion to dismiss the petition due to lack of action. 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

5. New Business

Application #SE-26-003 – Shawn Renz

Requesting a special exception to place a manufactured home on a 4' crawl space in a RL2, non-lakefront zoning district. Property affected: SANDY BEACH EST SEC 2 BLK D LOTS 174, 175, 176, 177, & 178 Also known as: 8 N Vacation Way, North Manchester, Indiana

Mr. Campbell gave a brief description of the property and the request. He commended the petitioners for the work they have done cleaning up the property. The property has been surveyed and adjoining lots have been combined so construction could occur across the former lot lines. Mr. Campbell also noted that the Plan Commission had given a favorable recommendation at the July 2, 2026 meeting. Mr. Campbell did explain there was one call in regards to the petition. The call was from a former property owner in the area who wanted to place a manufactured home on his property, but didn't go through the special exception process. He was not happy with the process and didn't think anyone else should be able to have a manufactured home on their property. It was obvious to Mr. Campbell the caller was not happy about a situation that occurred more than 3-4 years ago and do not believe it was regarding the petitioners at all.

It was discussed that the manufactured home would have its axels removed and would be placed on a permanent foundation. The petitioners are planning on having the VIN extinguished to classify the manufactured home real property rather than personal property.

The roof pitch was discussed. The petitioners have the option to increase the roof pitch to a 5:12; however, that would add significant cost to the manufactured home.

There were no comments or questions from the public.

Mr. Vogel made a motion to approve the petition with the condition that the manufactured home has at least a 3:12 pitch roof. Ms. Lengel 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

Application #VAR-26-027 – John & Margaret Pontius

Requesting a variance to build a garage less than the required setback from a secondary roadway in an A2 zoning district. Property affected: PT NW1/4 25-30-5 1.13AC Also known as: 13555 N 700 W, Silver Lake, Indiana

Mr. Campbell presented the petition to the board. The proposed garage would be approximately 42 feet from the roadway rather than the required 65 feet. The petitioners and Mr. Campbell discussed the site's slope, existing garden and tree lines, an underground power cable, the location of the well and septic system, as well as the driveway access. Mr. Campbell reported there were no inquiries regarding the petition. Staff reported receiving no objections.

The petitioners did note that the proposed garage would use the existing driveway and would not create a new entrance from the roadway.

There were no comments or questions from the public.

Ms. Lengel made a motion to approved the setback from a secondary roadway. 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

Application #VAR-26-028 – Brian & Cheryl Ridgeway

Requesting a variance from the subdivision ordinance to allow a parcel split of approximately 3.5 acres on the east side of the subject property less than 5 years from the most recent parcel split of less than 20 acres. Property affected: PT NE1/4 NE1/4 4-26-7 8AC Also known as: 2867 E St Rd 124, Wabash,

Mr. Campbell gave a summary of the request to the board. The proposed parcel split is near the southwest corner of County Road 300 East and State Road 124. Mr. Campbell reported the office did not receive any objections to the petition.

Ms. Lyons asked if there were any county regulated drains in the area. Mr. Campbell confirmed there were not any to his knowledge, but he would confirm with the County Surveyor before the split was completed.

There were no comments or questions from the public.

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

Ms. Hicks called roll:

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

The motion carried 4-0-1

Application #VAR-26-029 – Heather & Jerome Malott

Requesting a variance from the subdivision ordinance to allow multiple parcel splits of less than 20 acres from the subject property within a five-year period. Property affected: NE PT SW 1/4 & NW PT SE 1/4 13-26-6 40.78 AC Also known as: 457 W 850 S Wabash, Indiana

Mr. Campbell presented the petition to the board. He explained that the proposal would rearrange existing parcel lines, keep tillable acreage with the farm parcel, add a non-buildable piece to an adjoining parcel, and separate the home, barn, and wooded acreage. The fact that there are two splits of less than 20 acres from the same parent parcel required the variance. Mr. Campbell reported that a nearby property owner reviewed the file and expressed no objection.

The petitioners assured the board there will be no change to the use of property, just changing the property lines to keep the tillable acreage together as much as possible. The petitioners were also aware of the limitations associated with the county regulated drain that is crossing the property.

There were no comments or questions from the public.

Ms. Lengel made a motion to approve the variance request. 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

Application #VAR-26-030 – Michael & Susan Scamihorn

Requesting a variance from the development standards to create a property line closer to an existing pond than permitted by zoning ordinance. Property affected: PT N Pt SW 24-27-7 10A Also known as: 5537 E 350 S Wabash, Indiana

Mr. Campbell gave a summary of the petition request. The proposed property line would be approximately 65 feet from the pond rather than the required 105 feet. The petitioners explained that moving the line to meet the full setback would place the existing well or a portion of the home on the wrong side of the new line and would reduce the backyard area.

Mr. Campbell confirmed that required setbacks from the new line to existing buildings and the driveway were satisfied and reported receiving no objections.

There were no comments or questions from the public.

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

Application #VAR-26-031 – Lazy E, LLC

Requesting a variance from the development standards to place a structure closer to the South and East property line than permitted by zoning ordinance in an A1 zoning district. Property affected: PT E1/2 SW1/4 & PT SE 1/4 33-29-6 10 AC Also known as: 3350 W St Rd 16 Roann, Indiana

Mr. Campbell gave a brief summary of the petition request. He explained that the property is an existing confined feeding operation wanting to place a mortality building on the property. Due to the size of the parcel and the proposed mortality building, a variance was required due to not meeting the minimum 100-foot setback from the property line. The building and attached concrete apron would be approximately 80 feet from the east property line and approximately 84 to 85 feet from the south property line. Mr. Campbell did note that nearby residences remained beyond the applicable separation distance and that the revised plan met IDEM requirements. No objections were reported.

There were no comments or questions from the public.

Ms. Lengel made a motion to approve the variance from the south property line setback. Mr. Hickman 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. Vogel made a motion to approve the variance from the east property line setback. Ms. Lengel 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

Application #VAR-26-032 – Levi Miller

Requesting a variance from the development standards to allow a residential structure to be closer to a side property line than permitted by zoning ordinance in an A2 zoning district. Property affected: PT E1/2 NE1/4 18-27-7 1.77AC Also known as: 2191 S 75 E, Wabash, Indiana

Mr. Campbell provided the board with a brief summary of the request. Mr. Miller has already completed the addition without the necessary permits. The addition is approximately 10-foot by 18-foot. The addition was constructed approximately 7 to 10 feet from the side property line rather than the required 13-foot. Mr. Miller stated that when he constructed the addition he believed the required setbacks were 10 feet from side property lines.

Mr. Campbell reported no objections were received by the office.

There were no comments or questions from the public.

Mr. Vogel made a motion to approve the variance from the east property line setback. 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

6. Directors Report

Complaints Update

Mr. Campbell provided an update on the reassessments and complaints. There are currently 13 reassessments open. There are currently 78 complaints open, of those, 63 are active, 9 are with legal counsel, and 6 are classified as unsafe premises.

There have been lien searches completed on 15 properties. The office staff plans to stagger the unsafe premises cases over multiple Plan Commission meetings.

7. Other Business

Mr. Dale asked about an overgrown property on St Rd 15 near County Road 800 South. Mr. Campbell reported that the property had been mowed last year by the Plan Commission Office. The lien on the property was paid off when the property sold in the tax sale; however, the property will remain in limbo until the redemption period ends. Mr. Campbell stated he will review the property and contact the contracted mowing company if needed.

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

The meeting adjourned at 7:57 pm.

Others Present: Steve Hicks, Jeff Dawes, Levi Miller, Amy Miller, John Haecker, John Pontius, Brian Ridgeway, Cheryl Ridgeway, Mike Scamihorn, Adam Scamihorn, Jamie Scamihorn, Heather Malott, Jerome Malott, Jim Erickson, Rianne Stier, Shawn Renz, Terry Harrell, Jacob Schuler

(bac)