

Wabash County Plan Commission

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Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Amanda Lyons, Mark Milam, Joe Vogel, Jerry Younce

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

Tuesday, January 28, 2025

1. Call To Order

Brian Campbell, Wabash County Plan Commission Director, called to order the Board of Zoning Appeals meeting to order at 7:00 pm.

2. Roll Call

Jennifer Hicks, BZA Secretary, called roll:

- ✓ Dan Dale – *Present*
- ✓ Amanda Lyons – *Present*
- ✓ Mark Milam – *Absent*
- ✓ Joe Vogel – *Present*

Jennifer Hicks declared a quorum was present.

3. Election of Officers

❖ Chair

- Mr. Joe Vogel opened nominations for officers.
- Mr. Dan Dale nominated Mark Milam for BZA Board Chair, seconded by Mr. Vogel
- Mr. Vogel made a motion to close nominations for chair
- Mr. Milam was approved as BZA Chair by a 3-0 roll call vote

❖ Vice Chair

- Mr. Dale nominated Ms. Amanda Lyons for BZA Vice Chair, seconded by Mr. Vogel
- Mr. Dale made a motion to close nominations for vice chair
- Ms. Lyons was approved as BZA Vice Chair by a 3-0 roll call vote

❖ Secretary

- Mr. Dale nominated Ms. Jennifer Hicks for BZA Secretary, seconded by Mr. Vogel
- Mr. Vogel made a motion to close nominations for secretary
- Ms. Hicks was approved as BZA Secretary by a 3-0 roll call vote

4. Approval of Meeting Minutes – December 30, 2024

- ❖ Approval of the Minutes from the December 30, 2024 BZA meeting was tabled

5. Old Business

- ❖ No old business

6. Variance #46 – Jones Estates, Salamonie, a variance from the minimum required roof pitch on a residential structure, Liberty Township

- ❖ Mr. Dan Shockey & Mr. Rick Fisher were present as representatives for Jones Estates, Salamonie
- ❖ Mr. Campbell provided the BZA board with a summary of Jones Estates Request. Jones Estates wants to place manufactured homes in a manufactured home park with a lower roof pitch than required by ordinance. Manufactured homes are not fabricated with 5/12 pitch roofs and the cost of retooling the assembly would be cost prohibitive. Jones Estates has previously requested a variance for roof pitch on the northern half of the manufactured home park, but the previous approval didn't cover the southern park expansion.
- ❖ Ms. Lyons asked what type of roof the new manufactured homes would have. Mr. Shockey stated they would be shingle roofs.
- ❖ Mr. Dale asked if the site plan was the same as the initial approval from 1995 approval of the park expansion. Mr. Shockey stated it would be. Mr. Campbell stated the 1995 approvals for the park expansion were located in the board packet.
- ❖ Mr. Fisher stated the septic is in place for the expansion and electric will be going in, as well as paving the new streets in the expansion.
- ❖ Ms. Lyons read the Statement of Facts. Mr. Vogel made a motion to approve the variance, Mr. Dale seconded the motion. The motion to approve the variance passed 3-0.

7. VAR-25-001 – Tony & Cheryl Janeway, a variance from the front yard setback requirements for a residential structure, Paw Paw Township

- ❖ Mr. Janeway was present to answer questions regarding his variance request.
- ❖ Mr. Campbell read a summary of the request.
- ❖ Ms. Lyons asked if the addition will be closer to the roadway than the existing structure. Mr. Janeway explained it would not be any closer.
- ❖ Mr. Campbell explained that there will be no concern regarding visibility with the addition.
- ❖ Mr. Dale made a motion to approve the variance request, Mr. Vogel seconded the motion. The motion to approve the variance passed 3-0.

8. VAR-25-002 – Proactive Realty Income Fund/Fountainvue, a variance from the minimum required roof pitch for a residential structure, Liberty Township

- ❖ Mr. James Legg was present to represent Proactive Realty Income Fund.
- ❖ Mr. Campbell provided a summary of the request. There are currently 9 manufactured homes delivered to the site, but not yet set. Mr. Legg confirmed the goal is to have 40 new manufactured homes set at the site by April of this year.
- ❖ Ms. Lyons asked what the roof pitch was of the manufactured homes and the roofing type. Mr. Legg believed they were 3/12 pitch roofs and confirmed they are shingle.
- ❖ Ms. Lyons asked if the lots in Fountainvue are laid out for doublewides. Mr. Legg confirmed they were.

- ❖ Mr. Dale asked if the manufactured homes would be sold or rented. Mr. Legg stated initially they would be rentals, but eventually they would like to be able to offer HUD, Section 8, and rent-to-own options. He also stated that 6 old manufactured homes have been removed and improvements to the park are being made.
- ❖ Mr. Vogel made a motion to approve the variance, Mr. Dale seconded the motion. The motion to approve the variance passed 3-0.

9. Other Business

- ❖ **Countywide Complaints Update**
 - 49 open complaints, including those rolled over from 2024
 - 3 new complaints in 2025; of those 2 have been closed
- ❖ **Any other business to be brought before the Board of Zoning Appeals**
 - No other business was brought before the Board of Zoning Appeals.
- ❖ **Motion for Adjournment**
 - Mr. Vogel made a motion to adjourn, Mr. Dale seconded the motion.
 - The BZA Meeting adjourned at 7:27 pm.

Also Present: Steve Hicks, Dan Shockey, Rick Fisher, Tony Janeway, Nicky Burnsworth, Bill Burnsworth, Suzanne Peebles, James Legg

(bac)