

# Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992  
(260) 563-0661 ext. 1252, 1267 • [plandirector@wabashcounty.in.gov](mailto:plandirector@wabashcounty.in.gov)

## Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Patty Lengel, Amanda Lyons, Mark Milam, Joe Vogel, Jerry Younce  
Staff: Mark Frantz, Board Attorney; Brian Campbell, Plan Director; Jennifer Hicks, BZA Secretary

**Tuesday, July 22, 2025**

### 1. Call To Order

Ms. Lyon, Co-Chair, called to order the July Board of Zoning Appeals meeting at 7:47 pm.

### 2. Roll Call

Ms. Hicks, BZA Secretary, called roll:

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

Ms. Hicks declared a quorum was present.

### 3. Approval of the Meeting Minutes – June 24, 2025

Due to the continuation of the June meeting, the approval was tabled until the August 26, 2025 meeting.

### 4. New Business

#### **SE-25-006 – Randy Tackett / Heath Tackett**

**Request:** Special Exception for a Home Occupation Type II – to operate an automobile detailing business in an R1 zoning district.

**Address:** 1821 N 150 W, Wabash, Noble Township

#### **Staff Presentation:**

Mr. Campbell explained to the board that Mr. Tackett's request is the result of a complaint regarding the business that he owns and operates out of one of the buildings on his father's property (where Mr. Heath Tackett resides as well). The business has been in operation for almost 7 years.

The Plan Commission office did not receive any feedback from the public on the request with the exception of the initial complaint. The complaint received stated that there were people stopping/parking on the roadway due to the business being operated on the property.

The property is zoned R1; however, the properties on 3 sides are all zoned A1.

The Plan Commission reviewed the request and issued a favorable recommendation

**Board Questions & Discussion:**

Ms. Lengel asked how many cars are serviced a day. Mr. Tackett responded with usually about 3 a day, rarely any more than that.

Mr. Vogel asked about him providing services for dealerships like mentioned at the Plan Commission. Mr. Tackett explained that he does provide services for some dealerships to prepare vehicles for sale.

**Public Comment:**

Ms. Lyons asked if there were any questions from the public.

**Motion:**

Mr. Vogel made a motion to approve the special exception.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel – yes

**VAR-25-021 Ruben Hilty / Raymond Schwartz**

**Request:** A variance from the development standards to allow a school to be placed closer to the side property line than permitted by the zoning ordinance.

**Address:** S 200 E, Wabash, Noble Township

**Staff Presentation:**

Mr. Campbell summarized to the board that Mr. Hilty and Mr. Schwartz received approval on the special exception for the school in May. While reviewing the special exception chart it was discovered after the deadline realized setback for schools is 50 feet rather than the 25 feet for other primary structures.

Planning staff confirmed that no letters, emails, or phone calls of opposition were received.

**Board Discussion:**

Ms. Lyons asked who own the property. Mr. Schwartz responded that it was owned by Mr. Hilty.

**Public Comment:**

No questions were asked by the public.

**Motion:**

Mr. Vogel made a motion to approve the variance.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel – yes

**VAR-25-022 Tamie Tucker**

**Request:** A variance from the development standards to allow a home addition to be placed closer to a primary roadway than permitted by the zoning ordinance.

**Address:** 2317 E 250 S, Wabash, Lagro Township

**Staff Presentation:**

Mr. Campbell presented a summary of the request to the board. The current house sets back approximately 112 feet from the roadway. Ms. Tucker is requesting to build an addition on the front of the primary structure that would place the setback from the center of the roadway at 88 feet. The zoning ordinance requires 95 feet from the center of a primary roadway.

**Board Discussion:**

There were no questions from the board.

**Public Comment:**

There were no questions or comments from the public.

**Motion:**

Ms. Lengel made a motion to approve the variance.

Mr. Vogel seconded the motion.

Ms. Hicks called roll:

- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel – yes

**VAR-25-023 Lucinda Holderman / Richard & Dawn Shockey / Russell Anderson**

**Request:** A variance from the development standards to place a residential structure on the property that doesn't meet the minimum roof pitch required by ordinance.

**Address:** 82 N Delaware St, Somerset, Waltz Township

**Staff Presentation:**

Mr. Campbell presented a summary of the request to the board. Mr. Anderson with Elite Homebuilders contacted the Plan Commission office regarding placing a modular home on the property. The modular home does not have the minimum 5/12 roof pitch required by ordinance. Mr. & Mrs. Shockey are in the process of purchasing the property from Ms. Holderman.

Planning staff confirmed that no letters, emails, or phone calls of opposition were received.

**Board Discussion:**

Mr. Anderson explained that due to cost constraints, modular homes are not built with 5/12 roof pitch, the home Mr. & Mrs. Shockey are wishing to purchase has a 3/12 roof pitch.

Mr. Vogel asked if there was a home currently on the property. Mr. Campbell responded stating the residential structure had burnt. Mr. Anderson confirmed the lot is cleared and ready for a new structure.

Mr. Vogel asked if they were adding a garage. Mr. Anderson stated Mr. & Mrs. Shockey were not to his knowledge, at least not through Elite Homebuilders.

Mr. Vogel asked if it was a private septic. Mr. Anderson responded the property is on public sewer and water.

**Public Comment:**

There were no questions or comments from the public.

**Motion:**

Mr. Vogel made a motion to approve the variance.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Patty Lengel – yes
- ✓ Amanda Lyons - yes
- ✓ Joe Vogel – yes

**5. Other Business**

Mr. Campbell explained the proposed budget in the board packets. No motion or vote was needed; it was informational only.

**6. Motion for Adjournment**

- Mr. Vogel made a motion to adjourn, Ms. Lengel seconded the motion.
- The BZA Meeting adjourned at 8:39pm.

**Also Present:** Steve Hicks, Dave Terflinger, Russell Anderson, Heath Tackett, Randy Tackett, Tamie Tucker, Mike Tucker, Raymond Schwartz, Mose Graber, Lerri Schwartz, Matthew Hilty, Jim Campbell, Ruben Hilty, Nicky Burnsworth, Bill Burnsworth, *present via zoom* – Suzanne Peebles, iPhone(3)cheryl