



Wabash County Plan Commission

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Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Patty Lengel, Amanda Lyons, Mark Milam, Joe Vogel

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

Tuesday, September 23, 2025

1. Call To Order

Ms. Lyons, Co-Chair, called to order the September Board of Zoning Appeals meeting at 7:00pm.

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 – August 26, 2025

The minutes from the August 26, 2025 meeting were presented. Mr. Vogel made a motion to approve the minutes as written. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

4. New Business

SE-25-008 – Timothy Eviston, Lagro Township

Request: Special Exception request to build a pond in an A1 zoning district with a variance from the development standards to place a pond closer to a rear (south) property line than permitted by ordinance.

Mr. Campbell summarized Mr. Eviston's request to construct a pond and residence on a long, narrow four-acre parcel located on the south side of 400 South, east of America Road and west of 600 East. The property previously received favorable recommendations from the Drainage Board and the Plan Commission earlier in September. Because of the parcel's limited width of roughly three hundred feet, the applicant sought approval for reduced setbacks. After reviewing the plans, the board determined that the pond would be situated approximately fifty-four to fifty-five feet from the road and about forty-five feet from the rear property line.

Mr. Vogel made a motion to approve the special exception to construct a pond. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

- ✓ Patty Lengel – *yes*

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

Mr. Vogel made a motion to approve the variance from the roadway setback. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

Ms. Lengel made a motion to approve the variance from the rear property line. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

VAR-25-034 – Ross Schlemmer (ROTAM Tooling), Pleasant Township

Request: Variance from the development standards to allow a commercial structure to remain closer to a state road than permitted by ordinance and a variance from the development standards to construct a commercial structure closer to a state road than permitted by ordinance.

Mr. Campbell explained the variance covered two items: a variance for an existing front bump-out built around 2021–2022 without a permit, and a variance for a new building addition to be placed about ninety-five feet from the roadway centerline. Both structures are located on property zoned General Business and used as a tool-and-die shop, therefore no special exception was needed. The applicant confirmed there would be no new access drive, and staff noted the need for a State Construction Design Release before any local permits could be issued.

Mr. Vogel made a motion to approve the variance to allow the commercial structure to remain closer to a state road than permitted by ordinance contingent on state design release. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

Mr. Vogel made a motion to approve the variance to construct a commercial structure to remain closer to a state road than permitted by ordinance contingent on state design release. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

5. Staff Reports

Complaints Update

Mr. Campbell provided an update on zoning complaints for 2025. There are currently 33 active complaints, 12 legal, 2 unsafe premise cases, making a total of 47 open complaints. 18 properties are being monitored for ongoing compliance. There were 59 complaints rolled over

from 2024 and 36 new complaints received in 2025. There have been 30 complaints closed so far in 2025.

6. Other Business

No additional business was brought before the Board.

Ms. Lengel made a motion to adjourn the meeting. Mr. Vogel seconded the motion. The meeting was adjourned at 7:22 pm.

Others Present: Ross Schlemmer, Cody Duncan, Jerry Keith, Tim Eviston