

**Board of Zoning Appeals**  
**Monday, October 13, 2025 – 6:00 p.m.**  
**Ligonier City Hall 301 S. Cavin Street, Ligonier, IN 46767**

**1. Roll Call**

Present: Bryan Shearer, Mary Wysong & Michael Shearer

Absent: Mike Guerrero, Kathy Meroney

Also Present: Elroy Mast.& Earle Franklin

**2. Call to Order – Public Hearing**

901 Lincolnway West – Elroy Mast, Zoning Administrator explained the building was previously an automotive repair shop and is now being operated again as that for that last several months, although it is zoned R4 (which is for multi-family residential properties). The owner appeared but tenants did not appear. The tenants were previously asked to keep the vehicles out of sight in the back. Four neighbors were notified, none filed objections. Bryan Shearer said there were 24 vehicles on the property, with many in front, and the weeds are high.

As there were no further comments, the public hearing was closed

**3. Call to Order – Board of Zoning Appeals Meeting**

**4. Approval of Minutes**

Minutes from the previous meeting of July 14, 2025, were received and reviewed. Michael Shearer made a motion to approve the minutes of the July 14, 2025 meeting. Mary Wysong seconded the motion. The motion passed unanimously.

**5. Unfinished Business**

Regarding the property at 901 Lincolnway West, Motion was made to deny the special use variance at this time until the property comes into compliance by Bryan Shearer. Mary Wysong seconded the motion. The motion to deny the special use variance was passed unanimously.

**6. Board Member Comments – None**

**7. Adjournment:** A motion to adjourn was made by Michael Shearer, seconded by Mary Wysong. The motion passed unanimously.