

**Board of Zoning Appeals**  
**Tuesday, April 13, 2026 – 6:15 p.m.**  
**Ligonier City Hall 301 S. Cavin Street, Ligonier, IN 46767**

**Organizational Meeting called to order by President Bryan Shearer**

**1. Roll Call**

Present: Bryan Shearer, Mike Howard, & Michael Shearer

Absent: Mary Wysong and Kathy Meroney

Also Present: Elroy Mast and Earle Franklin

**2. Approval of Minutes**

Minutes from the previous meeting of February 3, 2026, were received and reviewed. Michael Shearer made a motion to approve the minutes of the February 3, 2026 meeting. Mike Howard seconded the motion. The motion passed unanimously.

**3. New Business**

**4. Other Business -**

Variance Request for 808 North Street. The Owner of 808 North Street requested a variance to allow a garage with a 60 foot setback instead of the required 85 foot setback. Elroy Mast said he had no objections. No community member appeared either in favor or against the request. Michael Shearer made a motion to approve the variance request. Mike Howad seconded the motion. The motion passed unanimously.

Update on 901 Lincolnway West. Elroy Mast explained that the tenants of 901Lincolnway West told him they have purchased fencing but haven't put anything up. Mike Shearer made a motion for the BZA attorney to send the owner a letter giving them until May 30, 2026 to install the fence and to request a variance from the BZA, and failing those actions, ordering them to cease operation of their business. Michael Shearer seconded the motion. The motion passed unanimously.

Update on 393 US 6. Elroy Mast reported that the owner of 393 US 6 told him that he did remove some of the cars on the property, but Elroy Mast stated that many cars still remain. Brian Shearer made a motion for the BZA attorney to send the owner a letter explaining that although the property is zoned commercial, a junkyard is not a permitted activity under that zoning and that the owner should appear at the May 13, 2026 BZA meeting to discuss the matter. Mike Howard seconded the motion. The motion passed unanimously.

**5. Board Member Comments – None**

- 6. Adjournment:** A motion to adjourn was made by Michael Shearer, seconded by Mike Howard. The motion passed unanimously. Next meeting is scheduled for July 13, 2026 at 6:30 p.m.

Bryan Shearer, President