



Wabash County Plan Commission

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Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Chris Hickman, Patty Lengel, Amanda Lyons, Joe Vogel

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

Tuesday, February 24, 2026

1. Call To Order

Ms. Lyons called to order the February 24, 2026 Board of Zoning Appeals meeting at 7:00pm.

Ms. Hicks called roll:

- ✓ Dan Dale – *no*
- ✓ Chris Hickman – *no*
- ✓ Patty Lengel – *yes*
- ✓ Amanda Lyons - *yes*
- ✓ Joe Vogel - *yes*

A quorum was declared.

2. Consideration of Minutes – January 27, 2026

Mr. Vogel made a motion to approve the minutes of the January 27, 2026 meeting as written.

Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

3. Old Business

There was no old business to discuss.

4. New Business

VAR-26-001 – Wilson Century Farm, LLC

Petitioner: Wilson Century Farm, LLC

Location: 390 S 700 W, Wabash, Indiana

Request: The petitioner requested a Variance from Development Standards to allow a property line to be located closer to an existing pond than permitted by the Wabash County Zoning Ordinance.

Mr. Campbell presented the BZA with the staff report and explained the location of the property and the nature of the request. Mr. Campbell indicated the variance was requested in order to adjust a property line around an existing pond on the parcel.

The petitioner provided additional information regarding the request and stated that the proposed adjustment would not negatively impact neighboring properties or drainage.

The Board asked questions regarding the location of the pond and the proposed property line adjustment.

The Chairman opened the floor for public comment. No comments were received.

Mr. Vogel made a motion to approve the variance request. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

VAR-26-002 – Homestead Pork, LLC

Petitioner: Homestead Pork, LLC

Location: 3366 W 400 N, Wabash, Indiana

Request: The petitioner requested two Variances from Development Standards related to a Confined Feeding Operation (CFO), to allow a structure associated with the CFO to be located closer than the required 1,320 feet from an existing residence, and to allow the structure to be located closer to the side property line than permitted by ordinance.

Mr. Campbell presented the BZA with the staff report and reviewed the applicable zoning regulations for Confined Feeding Operations, including the setback requirements from residential structures and property lines. Mr. Campbell explained the location of the parcel, surrounding land uses, and the placement of nearby residences relative to the proposed structure.

Mr. Campbell noted that the requested variances were necessary due to the layout and configuration of the property and the location of existing structures on the site. The proposed placement of the new structure would allow the operation to function more efficiently while remaining within the confines of the parcel.

The petitioner then addressed the Board and provided additional information regarding the request. The petitioner explained the operational needs for the structure and discussed the reasoning behind the proposed location, including site conditions, existing buildings, and overall farm layout. The petitioner indicated that the design and placement were intended to allow the facility to operate effectively while minimizing impacts to surrounding properties.

Members of the Board asked questions regarding the location of nearby residences, distances involved, and how the proposed structure would fit within the overall operation. Additional discussion occurred regarding the required setbacks under the zoning ordinance and whether alternative locations on the parcel had been considered.

The Chairman opened the floor for public comment.

Members of the public spoke regarding the request and expressed concerns related to the proximity of the proposed facility to neighboring residences and the potential impacts that a Confined Feeding Operation could have on nearby properties.

Following the public comment period, the Board discussed the request and reviewed the statutory standards for granting a variance from development standards. Board members considered the configuration of the parcel, the operational needs of the agricultural use, and the potential impact on surrounding properties.

Mr. Vogel made a motion to approve the CFO structure closer than the required 1320' to a CFO structure. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

Mr. Vogel made a motion to approve the west property line setback. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

Mr. Vogel made a motion to approve the south property line setback. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

Mr. Vogel made a motion to approve the north property line setback. Ms. Lengel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

Electronic Meeting Resolution

The electronic meeting resolution was inadvertently not included in the board packet. Ms. Lengel made a motion to table the discussion until the March meeting. Mr. Vogel seconded the motion.

Ms. Hicks called roll:

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

The motion carried 3-0

5. Staff Reports

Complaints Update

Mr. Campbell provided an update on active complaints, legal actions, unsafe premises, reassessments, and case closures.

6. Other Business

With no further business brought before the Board, Ms. Lengel made a motion to adjourn. Mr. Vogel seconded the motion. The meeting was adjourned at 7:48 pm.

Others Present: Mark Shelley, Kyle Merrick. Via Zoom: Kyle, Michael's iPhone, Livestock Engineer, Mike, Tony Hoover