



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, August 25, 2026

1. Call To Order

Ms. Lyons called to order the August 25, 2026 Board of Zoning Appeals meeting at 7:00pm.

Ms. Hicks called roll:

- ✓ Dan Dale – *present*
- ✓ Chris Hickman – *present*
- ✓ Patty Lengel – *present*
- ✓ Amanda Lyons – *present*
- ✓ Joe Vogel – *present*

A quorum was declared.

2. Consideration of Minutes – July 28, 2026

Mr. Vogel made a motion to approve the minutes of the July 28, 2026 meeting as written. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – *yes*
- ✓ Chris Hickman - *yes*
- ✓ Patty Lengel - *yes*
- ✓ Amanda Lyons – *yes*
- ✓ Joe Vogel - *yes*

The motion carried 5-0

3. Agenda Adjustment

Ms. Lyons requested the Board consider adjusting the agenda to allow the new application to be heard prior to the application that was continued from the July meeting due to the number of variances involved.

Mr. Vogel made a motion to reorder the agenda. Mr. Dale seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – *yes*
- ✓ Chris Hickman - *yes*
- ✓ Patty Lengel - *yes*
- ✓ Amanda Lyons – *yes*
- ✓ Joe Vogel - *yes*

The motion carried 5-0

4. New Business

Application #VAR-26-034 – Phillip & Tahani Stanley

The petitioner requested a variance from the subdivision ordinance to permit more than one parcel split of less than 20 acres from the parent parcel within a five-year period. Mr. Campbell explained that approximately 10 acres had previously been divided from the south end of the

property, leaving approximately 53 acres. The current proposal would create an approximately 3.29-acre tract containing the residence and related structures for transfer to a family member.

A survey showing the proposed split was reviewed. A setback concern involving a silo shown at 10 feet from a proposed line had been corrected by moving the line slightly north. The revision increased the proposed tract from approximately 3.25 acres to 3.29 acres. The applicant also confirmed that a mobile home depicted on an older survey had been removed. No additional questions or public comments were offered.

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

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes
- ✓ Patty Lengel - yes
- ✓ Amanda Lyons – yes
- ✓ Joe Vogel - yes

The motion carried 5-0

5. Old Business

Application #VAR-26-033 – Double J Dairy

Double J Dairy requested 19 development-standard variances from the Wabash County Zoning Ordinance to allow expansion of the dairy facility in the A1 zoning district. Proposed improvements included freestall barns, expansion of manure storage, a silage area, and a leachate pond.

Kari Simpkins of A&L Environmental Systems and John Roeloffs owner/member of Double J Dairy, presented the request. They distributed maps grouping the requested setbacks by the affected residence, well, roadway, property line, and other structure.

The presentation addressed the proposed layout and setbacks associated with the expansion. The proposed freestall barns would remain within the footprint of the existing dairy operation, with one barn replacing an existing lagoon. A previously relocated drainage feature had been reviewed and approved through the appropriate drainage and natural resource processes. The applicant also proposed recording a restrictive covenant tying the dairy parcel to a separately described residence parcel so the residence could not be sold separately while the dairy remains in operation.

The proposed manure storage lagoon would be approximately 240 feet from the road instead of the required 300 feet. For comparison, the existing lagoon is approximately 100 feet from the road. A proposed freestall barn would be approximately 180 feet from the road and would align with the existing dairy buildings. Following the combination of several parcels, the north setback associated with P4 appeared to meet the required 300-foot setback. However, the Board elected to include that item within the overall variance approval.

A neighboring property owner provided a signed waiver acknowledging the requested setback affecting that property. Staff explained that, under the current ordinance, a neighboring property owner's waiver does not eliminate the need for a variance, although the waiver could be considered by the Board. The proposed lagoon would also be approximately 750 feet from a cell tower classified as a business structure, rather than the required 1,320 feet.

The closest identified setback to the off-site residence at 7624 South 200 East was approximately 655 feet. The other identified distances from the proposed improvements to that residence were

approximately 950 feet, 1,220 feet, and 1,270 feet. The closest identified setback to the well serving that property was approximately 630 feet.

The applicant stated that trees had already been planted along the front of the property and that additional trees could be planted if required. The proposed expansion was expected to add approximately 800 milking cows and 400 dry cows. The applicant explained that the expanded lagoon was intentionally designed to provide substantially more storage capacity than the operation currently has. The applicant would also be required to complete the applicable Indiana Department of Environmental Management permitting process before proceeding with the expansion.

Ms. Simpkins did present a letter from the northerly neighbor stating they did not have any issues with the expansion of Double J Dairy.

Mr. Campbell reported receiving one public-records request for the application packet and no subsequent response or objection. No member of the public spoke in opposition at the meeting. Board Attorney Mark Frantz advised that the restrictive covenant should be amended to name Wabash County as a third-party beneficiary so the County would have authority to enforce it. The applicant agreed to work with counsel on the amendment and recording.

Ms. Lyons inquired how many head the expansion will add. Mr. Roeloffs stated the expansion would include 800 milking and 400 dry, so about 1,200 head. He continued saying there are 1,700 milking currently.

Ms. Lyons also inquired into whether or not the expansion has received IDEM approval. Mr. Roeloffs stated they had not yet started that process, they wanted to make sure the county would approve it first since the county ordinance is more restrictive.

Mr. Vogel made a motion to approve all 19 variances contingent on the amended restrictive covenants. Mr. Hickman seconded the motion.

Ms. Hicks called roll:

- ✓ Dan Dale – yes
- ✓ Chris Hickman - yes
- ✓ Patty Lengel - yes
- ✓ Amanda Lyons – yes
- ✓ Joe Vogel - yes

The motion carried 5-0

6. Directors Report

Complaints Update

Mr. Campbell reported 13 open reassessments and six closed reassessments. The complaint report reflected 74 open complaints: 59 active, 9 with legal counsel, and 6 unsafe premises with 27 properties being monitored for ongoing compliance.

2027 Budget and Online Permitting

Mr. Campbell reported that the proposed budget had been submitted and provided to the Board for information. Board compensation was changed to a per meeting amount because members may only be paid for meetings attended. Funding for three possible special meetings was also included, and remote attendance would qualify when the member can be seen and heard.

The budget included a request for an online permitting, zoning, and code enforcement system through iWorQ. Staff explained that permit fee revenue must be deposited into the new Building

and Construction Related Fees Fund 1240 and used for costs related to permitting. The Plan Commission will need to consider future funding for unsafe-premises activities because permit fees will no longer fund that account in the same manner. Staff also reported that a portion of the online system's code enforcement cost may qualify for payment from the Unsafe Premises Fund, which would slightly reduce the General Fund request.

7. Other Business

No further business brought before the Board.

Mr. Vogel made a motion to adjourn. Ms. Lengel seconded the motion.

The meeting adjourned at 8:12 pm.

Others Present: Steve Hicks, Jeff Dawes, John Roeloffs, Paul Treska, Victor Treska, Josh Hormese, Nolan Holloway, Tammy Taylor, Kari Simpkins, Trish Holmes