

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992
(260) 563-0661 ext. 1252, 1267 • plandirector@wabashcounty.in.gov

Wabash County Board of Zoning Appeals – Meeting Minutes

Board Members: Dan Dale, Amanda Lyons, Mark Milam, Joe Vogel, Jerry Younce

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

Monday, December 30, 2024

1. Call To Order

Mark Milam, BZA Chairman, called to order the Board of Zoning Appeals meeting to order at 7:00 pm.

2. Roll Call

Jennifer Hicks, BZA Secretary, called roll:

- ✓ Dan Dale – *Absent*
- ✓ Amanda Lyons – *Present*
- ✓ Mark Milam – *Present*
- ✓ Joe Vogel – *Present*
- ✓ Jerry Younce – *Absent*

Jennifer Hicks declared a quorum was present.

3. Approval of Meeting Minutes – December 16, 2024

Joe Vogel made a motion to approve the minutes from December 16, 2024.

Amanda Lyons seconded the motion.

Jennifer Hicks called roll:

- ✓ Amanda Lyons – Yes
- ✓ Mark Milam – Yes
- ✓ Joe Vogel – Yes

The motion to approve passed unanimously.

4. Old Business

❖ No Old Business

5. New Business

❖ **Variance #48 – Cody Bucher, a variance from the side setback requirements for an accessory structure, Pleasant Township.**

- Cody Butcher requested a variance from the site setback requirements for an accessory structure. The request was to reduce the setback from 13 feet to 8 feet.

Mr. Butcher explained that the existing driveway would be widened to accommodate the new structure. No property owners within 250 feet of the affected parcel contacted the Plan Commission office with questions or concerns. The property on the side closest to the proposed structure is owned by Mr. Bucher's father-in-law.

- Joe Vogel made a motion to approve the variance.
- Amanda Lyons seconded the motion
- Jennifer Hicks called roll:
 - ✓ Amanda Lyons – Yes
 - ✓ Mark Milam – Yes
 - ✓ Joe Vogel – Yes
- The motion to approve the variance passed unanimously.

❖ **Variance #48 – Elizabeth Little, a variance from the side setback requirements for an accessory structure, Liberty Township.**

- Elizabeth Little requested a variance from the side setback requirements for an accessory structure. The request was to replace an existing garage. A survey was presented showing the actual location of the property line, which showed the garage is further off the property line than originally thought. The adjacent property is co-owned by Ms. Little and her sister. No feedback was received from any neighbors or parcel owners within 250 feet of the affected parcel.
- Joe Vogel made a motion to approved the variance.
- Amanda Lyons seconded the motion
- Jennifer Hicks called roll:
 - ✓ Amanda Lyons – Yes
 - ✓ Mark Milam – Yes
 - ✓ Joe Vogel – Yes
- The motion to approve the setback variance passed unanimously.

6. Other Business

❖ **Countywide Complaints Update**

- 42 open complaints, including those rolled over from 2023
- 43 rolled over from 2023, 26 of those closed so far this year
- 66 new complaints in 2024; of those 41 have been closed
- 109 total complaints worked; 67 have been resolved

❖ **Any other business to be brought before the Board of Zoning Appeals**

- No other business was brought before the Board of Zoning Appeals.

❖ **Motion for Adjournment**

- Joe Vogel
 - Motion to adjourn
- Amanda Lyons
 - Second the motion to adjourn
- Meeting adjourned at 7:13 pm.

Also Present: Steve Hicks, Cody Bucher, Roger Metzger, Liz Little, Levi Little

(bac)