

**WABASH COUNTY PLAN COMMISSION  
WABASH COUNTY BOARD OF ZONING APPEALS  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing before the Wabash County Board of Zoning Appeals on the 26th day of March, 2024 at 7:00 p.m. in the office of the Wabash County Plan Commission, top floor the Wabash County Court House, Wabash, Indiana.

The purpose of the hearing is to consider the application of Jeremy & Mikki Warnock for SPECIAL EXCEPTION #:10 For a Pond, Lake or Earthen Structure with a water surface area greater than 400 square feet WITH VARIANCE FROM: Setback requirements from a roadway and side property lines

The geographical area affected by the changes requested is generally described as:

PT E1/2 NW 1/4 11-28-7 2.91 Acres

Also Known as 4407 E 500 N Urbana, IN 46990

A copy of the proposal is now on file in the office of the Wabash County Plan Commission and is available for public examination.

Any written objections that are filed with the secretary of the Wabash County Plan Commission prior to the hearing will be considered and, at the hearing, the Wabash County Plan Commission will consider any additional comments concerning the application. The hearing may be continued from time to time as may be found necessary.

NOTICE: Indiana Code 36-7-4-920 forbids any person from communicating with a member of the Board of Zoning Appeals before the hearing with the intent to influence a member's action on a matter pending before the Board.

Wabash County Plan Commission

Wabash County Courthouse

One West Hill St

Wabash, Indiana 46992

HSPAXLP.03/14/2024

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The purpose of the hearing is to consider the application of Aaron & Amy Rosen for SPECIAL EXCEPTION #:3 To construct a pond, lake or earthen structure with a water surface area of 400 square feet or greater WITH VARIANCE FROM: the development standards to be closer to the minimum side yard setbacks than required by the ordinance

The geographical area affected by the changes requested is generally described as: PT. W1/2 SW 1/4 SE 1/4 6-28-8 2.24 acres

Also Known as: 5171 N 650 E Urbana, IN 46990

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The purpose of the hearing is to consider the application of Jared Mobley for SPECIAL EXCEPTION #4 : To construct a pond, lake or earthen structure with a water surface area greater than 400 square feet WITH VARIANCE FROM: Development standards to construct a pond, lake or earthen structure closer to a property line than required by the ordinance

The geographical area affected by the changes requested is generally described as: 5560 E 1000 N North Manchester, IN 46962

AKA: PT. SE 1/4 12-29-7 3.961 AC

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The purpose of the hearing is to consider the application of: MSD of Wabash County (Northfield High School) for VARIANCE #: 8 A Variance from the development standards to construct an accessory structure (Large Sign) closer to the roadway setback than required. The geographical area affected by the changes requested is generally described as: 154 W 200 N Wabash, IN 46992

Also Known as: SE COR SE 1/4 24-28-6 33.64 acres

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The purpose of the hearing is to consider the application of: MSD of Wabash County (Southwood High School) for VARIANCE #: 9 A Variance from the development standards to construct an accessory structure (Large Sign) closer to the roadway setback than required. The geographical area affected by the changes requested is generally described as: 564 E State Road 124 Wabash, IN 46992

Also Known as: PT. Reserve 20-27-7 34.73 acres

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The purpose of the hearing is to consider the application of: Matthew Hilty for VARIANCE #: 10 A Variance from the development standards to place a structure closer to the minimum roadway setback than required by the ordinance

The geographical area affected by the changes requested is generally described as: 2620 S America Road Wabash, IN 46992

Also Known as: PT SW 1/4 14-27-7 4.54 ac

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The purpose of the hearing is to consider the application of: Kirk & Danielle Winger for VARIANCE #: 11 Variances from the development standards to be less than the minimum roadway frontage, and from the minimum lot size and side yard setback

The geographical area affected by the changes requested is generally described as: 10250 S America Road Lafontaine, IN 46940

Also Known as: PT NE1/4 Pt NW 1/4 Pt S/W 1/4 26-26-7 10.68AC

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The purpose of the hearing is to consider the application of: Eugenia Cicero for VARIANCE #: 11 A Variance of use from the Factor Point System to split a parcel out of AG1 ground for a residential structure without first receiving the minimum required points

The geographical area affected by the changes requested is generally described as: E1/2 NE 16-28-7 80Ac

Also Known as: Proposed Lot just south of 400 N on the West side of 300 E

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