

# 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](mailto:plandirector@wabashcounty.in.gov)

## **Wabash County Board of Zoning Appeals Meeting**

**Date:** Tuesday, September 24, 2024

**Time:** 7:00 p.m.

**Location:** Wabash County Courthouse meeting room, second floor

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

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

## **Agenda**

- Call to Order, 7:00pm
- Roll Call
- Declaration of a Quorum
- Approval of Minutes of the July 23, 2024 Meeting
- Approval of Minutes of the August 27, 2024 Meeting
- Old Business
  - ❖ None
- New Business
  - ❖ **Special Exception #10 – Kevin Cordes/Horvath Towers, Paw Paw Township**
    - i. Request to build a communications tower in an Ag1 Zone
  - ❖ **Variance #30 – Kevin Cordes/Horvath Towers, Paw Paw Township**
    - i. Variance of use to place a non-ag related structure (communication tower) in an Ag1 Zone
  - ❖ **Special Exception #11 with Variance – Bachelor Creek Church of Christ, Noble Township**
    - i. Request to build a pond, lake, or earthen structure with a water surface area greater than 400 square feet
    - ii. A variance from the development standards from the setback requirements for a pond, lake, or earthen structure
  - ❖ **Variance #31 – Leonard Stout, Dennis McKillip, et al/Bachelor Creek Church of Christ, Noble Township**
    - i. Variance of use to split a section of property zoned Ag1 for non-ag purposes (to be owned by a church)
  - ❖ **Variance #32 – Bachelor Creek Church of Christ, Noble Township**
    - i. Variance from the development standards requiring maximum lot impervious coverage of 40%
  - ❖ **Variance #33 – Dylan Sparks/Carson Rody, Liberty Township**
    - i. Variance of use to place a non-ag related structure (residence) in an Ag1 zone
  - ❖ **Variance #34 – Midwest Veal, Chester Township**
    - i. Variance from the development standards to place a property line closer to an accessory structure than the side setback requirements outlined in the ordinance.
  - ❖ **Variance #35 – Property Owner, Lagro Township**

- i. Variance of use from the Factor Point System to request a split of a parcel in an Ag1 zone without receiving the minimum required points.
- ❖ **Variance #36 – Donna and Troy Dietrich, Waltz Township**
  - i. Variance request was withdrawn
- ❖ **Variance #37 – Liberty Township Trustee/Charles Cable – Liberty Township**
  - i. Variance from the development standards to place an accessory structure closer to the roadway than required by the ordinance.
- ❖ **Variance #38 – Robert Gallaway – Liberty Township**
  - i. Variance from the ordinance setback requirements for a local street
  - ii. Variance from the ordinance maximum lot coverage requirements for an R3 zoned district
  - iii. Variance from the ordinance minimum aggregate distance between residential structures
- Other Business to be Discussed
  - ❖ Countywide Complaints Update
  - ❖ Any other business to be brought before the Board of Zoning Appeals

Sincerely,

*Brian Campbell*

Brian Campbell

Director, Wabash County Plan Commission