

WABASH COUNTY PLAN COMMISSION

Wabash County Court House

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Wabash County Board of Zoning Appeals

Wabash County Court House

Wabash IN 46992

BZA MEETING MINUTES

TUESDAY, APRIL 25, 2023

BZA MEMBERS: Dan Dale, Patty Lengel, Mark Milam, Joe Vogel, Jerry Younce, Larry Thrush, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Board Secretary

PRESENT: Mark Milam, Joe Vogel, Dan Dale, Patty Lengel, Brian Campbell, Plan Director; Larry Thrush, Board Attorney; Amanda Lyons, Board Secretary

ABSENT: Jerry Younce

others present include: Dan Bordner

The Wabash County Board of Zoning Appeals met on Tuesday, April 25, 2023, in the Commissioners Meeting Room of the Wabash County Courthouse. Board Chairman, Joe Vogel called the meeting to order at 7:00 pm. Mr. Vogel asked if there were any additions or corrections to the minutes of the March 28, 2023 meeting. There being none, Mr. Vogel asked for a motion to approve minutes as written. Motion by Mr. Milam, second by Mr. Dale. Board proceeded to roll call vote; motion carried unanimously 4-0.

Mr. Vogel stated that first on the agenda would be Variance #6 for Dan Bordner, for an accessory structure forward of the rear of residential structure in R1 zone in Pleasant Twp. Mr. Campbell informed the Board that Mr. Bordner is located at 175 E. Center Street (Silver Lake for mailing purposes), but property is in Disko. Mr. Campbell then reviewed GIS maps and site plan for the project with the Board. Mr. Bordner indicated he would like to add a 24' x 32' addition to the existing garage. After a brief conversation to make sure the exact location of the new structure, the location is as follows. The rear of the new structure will be in line with the rear of the existing garage, which will put the front of the garage 8 foot in front of the existing garage and about 10 foot behind the face of the existing home. Ms. Lengel asked if he would be adding a driveway, Mr. Bordner stated that he would. Ms. Lengel then inquired about traffic on E. Center St. Mr. Bordner responded that there is not much traffic on the street. Mr. Vogel asked about other structures in that triangle of the property. Mr. Campbell shared that Mr. Bordner also owns the church. One neighbor came in with questions about Mr. Bordner's variance request, but upon review of the plans the neighbor had no concerns. Mr. Vogel asked if there were any other questions or concerns. There being none, he asked for a motion. Mr. Dale made the motion to approve variance #6 to allow an accessory structure forward of the rear of the property per the plan shared this evening, Second by Mr. Milam. A roll call vote was taken, motion passed unanimously 4-0.

Complaints Update

Mr. Campbell shared with the board:

- Working with Mr. Thrush on Unsafe Premise paperwork for the Linda Trent property and Curt Arnett property.
- Had a couple in the office from Sandy Beach, upset because a complaint had been filed on two of their properties by neighbor. The couple had previously filed a complaint against the neighbor. The couple reports a renter is working on cleaning up one property, and they are working on the other. Mr. Vogel asked if the Plan Commission would be setting dumpsters at Sandy Beach this spring for clean-up. Mr. Campbell stated he has been working on those arrangements with Ms. Burnau.
- Working through other complaints in the office, sending letters to the property owners. If non-compliant after letters are sent, then he will bring to the Board.

Mr. Vogel asked if there was any other business to be brought before the Board.

There being no further business, Mr. Vogel asked for a motion to adjourn. Motion made by Ms. Lengel, second by Mr. Dale. Motion passed 4-0. Meeting adjourned at 7:25 p.m.

Amanda Lyons

Secretary, Wabash Co. Board of Zoning Appeals

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