

Wabash County Plan Commission

Wabash County Courthouse • One West Hill Street, Suite 205 Wabash, IN 46992

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Wabash County Board of Zoning Appeals

Board Members: Dan Dale, Patty Lengel, Mark Milam, Joe Vogel, Jerry Younce

Staff: Larry Thrush, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Meeting Minutes of Tuesday, May 23, 2023

Roll call was taken with the following present:

Board Members: Patty Lengel, Mark Milam, Joe Vogel, Jerry Younce

Staff: Larry Thrush, Board Attorney; Brian Campbell, Plan Director; Amanda Lyons, Administrative Assistant

Absent: Dan Dale

Others present: Paula Papich, Cheryl Ross

The Wabash County Board of Zoning Appeals met on Tuesday, May 23, 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 April 25, 2023 meeting. There being none, Mr. Vogel asked for a motion to approve minutes as written. Motion by Mr. Milam, second by Ms. Lengel. Board proceeded to roll call vote; motion carried unanimously 4-0.

Mr. Vogel stated that first on the agenda would be Variance #7 for Paula Papich, for an accessory structure forward of the rear of residential structure in R1 zone in Liberty Twp. Mr. Campbell informed the Board that Ms. Papich's property is located at 7628 S State Road 15, in a R1 district. Ms. Papich is requesting to place a 12' x 24' utility shed on the property. The proposed location would have the shed approximately 7' forward of the rear of the residential structure, which requires a variance. Mr. Campbell shared maps of the area and the proposed site plan with the Board. Ms. Papich shared pictures of the new structure and indicated she plans to keep it similar to the home and other structures on the property aesthetically. She stated she has discussed the plan with her neighbors and none had concerns. Two neighbors wrote statements in support of her site plan. She stated she is just asking the Board for flexibility from the ordinance requirement, especially given the rural nature of the area. Mr. Milam indicated he understood her request, but noted that the rules and regulations of the ordinance are in place to protect each land owner and their neighbors, with many of those being put in place due to past experiences the County has been through. Mr. Vogel asked if there were any further questions or comments from the Board or the public. There being none, he asked for a motion to approve Variance #7 as submitted. Motion to approve was made by Ms. Lengel, second by Mr. Milam. The Board proceeded to a roll call vote; motion passed 4-0. Mr. Campbell reminded Ms. Papich to pick up her permit at the Plan Commission Office.

Complaints Update

Mr. Campbell shared with the board:

- Working with Mr. Thrush on Unsafe Premise paperwork for the Linda Trent property (1106 E. 800 S., LaFontaine) and Curt Arnett property (23 W. Branson St., LaFontaine). Mr. Campbell stated he had been out and taken new pictures, no improvements have been made. Mr. Campbell indicated he is also working with Mr. Thrush on filings on the Myron Dill property (231 E. Wall St., Liberty Mills).

- Mr. Campbell stated 9 complaints were rolled over from last year. He has worked 36 complaints this year. He has closed a total of 5 so far in 2023.

Mr. Vogel asked if there was any other business to be brought before the Board. Mr. Campbell shared an update that the Plan Commission Board approved a change to the Permit Fee Schedule, which removes demolition permits from the fee schedule because the zoning ordinance does not require a demolition permit. Mr. Vogel stated he felt this was a good idea and that it would encourage cleaning-up properties. Mr. Campbell also informed the Board that the Plan Commission Board has discussed a few amendments to the Zoning Ordinance. Mr. Thrush is currently drafting those for Plan Commission approval, following that approval they will be sent to the County Commissioners.

Mr. Vogel asked if there was any other business from Board Members or the public. There being no further business, Mr. Vogel asked for a motion to adjourn. Motion made by Ms. Lengel, second by Mr. Milam. Motion passed 4-0. Meeting adjourned at 7:20 p.m.

Amanda Lyons

Secretary, Wabash Co. Board of Zoning Appeals

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