



Wabash Board of Zoning Appeals

Thurs, Sept. 18, 2025

AGENDA

Wabash City Board of Zoning Appeals

Doug Lehman- Wabash Board of Zoning Appeals Attorney
1/1/20- 12/31/27

Secretary- Jeff Knee Building Commissioner

Members:

**3 Mayoral Appointments,
1 must be from the Plan Commission,
1 from Wabash City Council**

Chad Maple – Mayor Appointment
1/1/24 -12/31/2027

Robert Vanlandingham
Mayor Appointment
8/8/22 – 12/31/25

Pat Mitchell
Mayor Appointment
1/1/22 – 12/31/25

Oren Wagner – Wabash City Council Appointment
1/1/12 - 12/31/27

Mary Kramer – Plan Commission Appointed
1/1/25 – 12/31/28

Residents are encouraged to address the Wabash Board of Zoning Appeals members on matters related to the City of Wabash. Before speaking, individuals must sign in and state their name and address. All comments must be made from the podium to ensure clear audio reordering during the meeting.

1. Old Business:

- A. Minutes from the August 21, 2025, meeting.

2. New Business:

- A. Near Zero Energy Homes, LLC. Dale & Buffie Dennis of 2212 Sohngen Ct. Hamilton, OH. Request to petition the board for a Variance to build 3 homes 2 on Washington St. and 1 at 400 Ash St. Lot #10, Lot #11, and Lot #14. They plan to build 2 duplexes and 1 single family home. The total size of the homes will be between 1300 – 1800 Sq. Ft. The required lot size for homes in an R-3 zoning is required to be 70' wide and 80' wide for duplex homes. Each lot is going to be 66' wide.
- B. Jack Delauter of 643 Pike St. requests to petition the board for a Variance to build and 11' X 24' addition to his existing garage. He is unable to meet the required setback requirements and will be 1' off the unimproved alley.
- C. Beter Burns of Burns Distributing Co., Inc. of 140 Green Dr. Avilla, IN. request to petition the Board for a Special Exception for the parcel # 85-10-36-300-024.000-008 at the corner of Us 24 and SR 13 to build a gas station. The Zoning is General Business and requires a Special Exception for a Gas Station.

The Wabash City Board of Zoning Appeals meets on the 3rd Thursday of each month at 6:30 pm in the Council Chambers at Wabash City Hall, 202 S. Wabash St., Wabash, IN. 46992. Meetings are live-streamed and archived on the City of Wabash YouTube channel. Agendas and minutes are available at www.cityofwabash.com For questions or comments about agenda items, please email buildingdepartment2@wabashcity.in.gov or call 260-274-1491 before the meeting.