



City of Wabash

Board of Zoning Appeals

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WABASH CITY BOARD OF ZONING APPEALS

April 18, 2024

City Hall @ 6:30 p.m.

Members Present: Larry Hoover, Oren Wagner, Chad Maple, Pat Mitchell, Robert Vanlandingham, Attorney Doug Lehman, Secretary Jeff Knee.

The meeting was opened by President Pat Mitchell at 6:30 p.m.

1. Old Business:

A. Minutes from the February meeting was approved as presented.

2. New Business:

A. Brittany & Joshua Shepherd of 1441 Quaker Ave. Wabash, requests to petition the board for a Variance for construction of a 16' x 30' addition. That will include a dining/living room and a bathroom. The addition will be 6' off the property line on the south side of the house, with a requirement of 10' set-back. They will also be 17'2" off the east side property line with a set-back requirement of 20'.

Brittany & Joshua shepherd were both present, and Joshua explained the reason for the need of the addition. They need a second restroom, and they could also use a dining room for the family. The addition will stay within the privacy fenced in area.

Member Bob Vanlandingham made the motion to vote on the Variance with a second by Member Oren Wagner. After reviewing the ballots, the variance passed 5-0.

B. Alisha Butcher of 421 E. Hill St. Wabash, requests to petition the Board for a Special Exception to put a daycare in her home and to be able to have 6 plus children at one time. This is a residential 2 zoned area requiring a Special Exception for more than 6 children.

Alisha Butcher explained her plan for the daycare in her home, stating that the children will be dropped off and picked up in front of her house. She also stated that she has her back yard fenced in for the safety of the children. She also stated that she has applied with the State for her daycare requests.

Member Pat Mitchell asked about the time for the daycare. Alisha stated that her time is from 5:00 am to 9:00 pm.

Member Bob Vanlandingham asked if the neighbors are aware of her plans for a daycare? Alisha said yes, they had all been notified.

Member Oren Wagner made a motion to vote for the Special Exception, with a second by Member Larry Hoover. After reviewing the ballots, the Special Exception passed 5-0.

C. Sam Leland of 574 State St. Wabash, requests to petition the board for a Variance to put a 24' x 30' garage for storage on the original razed garage site. This site does not meet the required

5' distance from the property line. This is on the southwest corner and will be 4' from the property line and the northwest corner will be at 6'.

Sam Leland was present to speak on behalf of this Variance. He stated that he will be using the original foundation that is present, and that it will be 6' deeper to the north. Attorney Lehman stated that his file is missing the affidavit proof of publication, and that this will need to be brought in before we can issue a permit.

Member Chad Maple made the motion to vote on the variance with the contingency that the affidavit was brought in with a second by Member Oren Wagner. After the ballots were reviewed the Variance passed 5-0.

- D. Loren Hays for Kenneth Beckman of 672 N. Spring St. request to petition the board for a Variance to put a carport of 12' x 20' on the property line. He would also like to put a roof over the existing porch of 6' x 10' and put a roof over the walk connecting to the carport. This will be 3' x 10'. The carport will not meet the 7' city required setbacks. The cover over the roof over the porch will be 16' from the street with a setback of 25' requirement.

Loren Hayes explained the need for this and that it would be beneficial to the homeowner during inclement weather.

Member Larry Hoover made a motion to vote on the variance, with a second by Member Chad Maple. After the ballots were reviewed the Variance passed 5-0.

- E. Bob Goins for K & J Investments for 1321 N. Cass St. Wabash (Culvers) request to petition the board for a Special Exception to put in a commercial parking lot, currently in the undeveloped ground approximately 16,400 square feet. And update the current drive through.

Bob Goins explained the need for parking expansion to the south to add 2 lanes for the drive-through.

After some questions from the board about the parking lot, and drainage plans, member Larry Hoover made a motion to vote with a contingency of getting the drainage plans resolved.

With the recommendation from the City Engineer, Keith Bryant's, approval. With a second by Member Oren Wagner. After the ballots were reviewed the Special Exception passed 5-0.

- F. Macy Downey of McBride Dale Clarion for Wabash Stations Associates, LLC request to petition the board for a Special Exception to construct a new Kroger Fuel Center in the shopping center zoned GB.

They are also petitioning the board for a Variance for additional building signage for the development.

Macy Downey spoke and explained that the plan is for the Kroger Fueling Center. It will have a small Kiosk and will have five two-sided pumps.

She then explained the request for the Variance is for the extra signage on the site.

Member Larry Hoover asked if the shopping center was okay with this. Macy stated that the application was signed by the owner of the association.

With no further questions, Member Oren Wagner made a motion to vote on the Variance and Special Exception with a contingency of a drainage report being resolved. With a second by Member Larry Hoover. After the ballots were reviewed the Variance passed 5-0 and the Special Exception also passed 5-0.

Being no further business, the meeting was adjourned.

