



# Dearborn County Plan Commission

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[www.dearborncounty.org/planning](http://www.dearborncounty.org/planning)

## BOARD OF ZONING & APPEALS AGENDA

Tuesday, January 13th, 2026

### A. PLEDGE OF ALLEGIANCE

### B. ROLL CALL

### C. ACTION ON MINUTES— November 10th, November 24<sup>th</sup> & December 9<sup>th</sup> 2025

### D. OLD BUSINESS TO BE REOPENED – NONE

### E. ELECTION OF OFFICERS-

### F. OLD BUSINESS SCHEDULED TO REMAINED TABLED-

- Request: D.S. Variance to create a buildable lot with no road frontage  
Applicant/Owner: JDJ Surveying/Kurt Wolfert  
Site Location: 8090 Kline Creek Lane Legal: Sec. 34; T7; R2  
Parcel: 15-02-34-100-005.000-010  
Township: Kelso Size: 43.485 +/- Acres  
Zoning: Agriculture

### G. NEW BUSINESS

- Request: D. S. Variance for reduction of front yard building setback  
Applicant/Owner: Theres Meyer  
Site Location: 13724 SR 350 Legal: Sec. 13, T8, R3  
Parcel: #15-03-13-100-006.000-009  
Township: Sparta Size: 0.5 +/- Acres  
Zoning: Residential (R-1)
- Request: Conditional Use for a cell tower; Variance for fencing type and landscaping  
Applicant/Owner: STC Towers LLC/Verizon  
Site Location: 11663 Gutapfel Road Legal: Sec. 19, T 7, R 2  
Parcel: 15-02-19-500-003.001-009  
Township: Jackson Size: 37.9 +/- Acres  
Zoning: Agriculture (A)

Board of Zoning Appeals	Appointing Authority	Dates of Term
Phil Darling, Chairman	Appointed by Commissioners	01/01/2024 to 12/31/2027
Russell Beierdorfer, Vice Chairman	Appointed by Plan Commission	01/01/2024 to 12/31/2027
Mark Lehmann	Appointed by Commissioners	01/01/2024 to 12/31/2027
Andrea Shuter	Appointed by Council	01/01/2026 to 12/31/2029
Alan Miller	Appointed by Commissioners	01/01/2026 to 12/31/2029