



BOARD OF ZONING APPEALS – MEETING MINUTES

Wednesday, January 21, 2026 | G.A.R. Room of the Miami County Courthouse

Jamie Hopper calls the Board of Zoning Appeals meeting to order at 8:06 pm.

Roll call of board members – Megan Gipson

- **Brent Pomerhn** – *Present*
- **Sue Ellen Sopher** – *Present*
- **BJ Hunt** – *Present*
- **Grant Cade** – *Present*
- **Jamie Hopper** – *Present*

Jamie Hopper calls for 2026 Election of Officers

- Grant Cade nominated Jamie Hopper for President, Sue Ellen Sopher 2nd → all “aye”
 - BJ Hunt motioned to close nominations, Brent Pomerhn 2nd → all “aye”; Jamie Hopper is Board of Zoning Appeals President
- Sue Ellen Sopher nominated Grant Cade for Vice President, Brent Pomerhn 2nd → all “aye”
 - Sue Ellen Sopher motioned to close nominations, Brent Pomerhn 2nd → all “aye”; Grant Cade is Board of Zoning Appeals Vice President

Jamie Hopper calls for 2026 Meeting Dates and Times discussion

- Grant Cade motions to keep all meeting dates and times the same and move November’s meeting date to November 18, 2026, BJ Hunt 2nd → all “aye”

Jamie Hopper calls for Alternate Board Member appointment

- Brent Pomerhn motioned to recommend Sam Verbosky to County Council as an alternate board member, Grant Cade 2nd → all “aye”

Jamie Hopper calls for approval of previous meeting minutes.

- Grant Cade motions to approve December’s meeting minutes, BJ Hunt 2nd → all “aye”.
 - December meeting minutes approved.

Jamie Hopper announced that VAR #131-25 for Newman Heritage Farms, LLC has been pushed to the March 11th Board of Zoning Appeals meeting.

Jamie Hopper introduces **SPEX #133-25 – Gregory Endsley | 4175 S US 31, Peru, IN 46970**

- Seeking a “Special Exception” to permit the use of a 12.15-acre parcel zoned B-3 (Business) as a campground, including the placement of mobile homes, located in Pipe Creek Township
- Jamie Hopper:
 - How many campers are on the property currently? Are these still battery factory workers?
 - Greg Endsley: 7 campers, 1 mobile home, 1 dwelling. Some living there are solar workers, some are temporary tenants, some are permanent



- Sue Ellen Sopher:
 - Were there mobile homes there before the previous Special Exception?
 - Greg Endsley: Nothing has changed since the previous Special Exception was granted
- Jamie Hopper:
 - Would there be a timeline of when the campers would be removed?
 - Nick Couchman: Is there a reason it could not be permanent?
- John Jenkins (Sister is adjacent neighbor):
 - Does not have a problem with the campground or mobile homes; does not want to see Greg place any of this on the farm grounds
- Florence McKinley (Adjoining property owner):
 - Does not want a campground next to her property. Where will the access road go when the state expands? Worried about the campground going right up to her property line
 - Nick Couchman: Encroachment will not be an issue; state has purchased the property between Greg and Florence
- Elaine Anderson: Concerned with the mess the campground currently has. Requested it be cleaned up if the campground is going to be permitted to operate there.
- Kara Lucy:
 - Where is the runoff and waste going?
 - Nick Couchman: There are 3-1,000-gallon septic tanks to account for that.
- Corey Roser:
 - Needs to have conditions placed for the Special Exception. Does not believe there needs to be approval for campers and mobile homes within the same Special Exception.
 - Nick Couchman: Already have approval to operate as a Mobile Home Park
- Greg Endsley:
 - Straw bails will be cleaned up. We will not expand into tillable acreage because the state will purchase it eventually
- Sue Ellen Sopher motions to allow no more than 13 campsites on the existing, non-tillable acreage, BJ Hunt 2nd → all “aye”
- Grant Cade motions to forgo the Special Exception fencing requirement, Sue Ellen Sopher 2nd → all “aye”
- Grant also motions to limit the Special Exception to no more than five years, BJ Hunt 2nd → all “aye”
- Attorney Mark Frantz tallies Finding-of-Facts ballots for the special exception from board members.
 - After review and discussion, SPEX #133-25 passed on finding 1 – 4 agree, 1 disagree; finding 2 – 4 agree, 1 disagree; finding 3 – 3 agree, 2 disagree



Jamie Hopper introduces VAR #134-25 – Sarah Gisi | Relentless Auto Group | 1493 E St. Rd. 18, Kokomo, IN 46901

- Seeking a “Use Variance” to allow a used motor vehicle dealership to operate on 0.20 acres of A-1 (Agriculture) zoned land in Clay Township
- Lawrence Gisi:
 - We will be replacing the signage that is currently there with new signage. Heating and cooling work is already completed. Used, American-made cars will be displayed. Hours are 10-6 Monday through Friday, closed Saturdays. Will only employ myself. No repair of vehicles on premises; will be outsourced to an individual that has a mechanic repair business. Very few customers the first 6 months, maybe 5 per month after initial startup.
- Sue Ellen Sopher:
 - Where will customers park?
 - Lawrence Gisi: the back and front of the property
- Megan Gipson:
 - Any lighting changes?
 - Lawrence Gisi: no
- Attorney Mark Frantz tallies Finding-of-Facts ballots for the variance from board members.
 - After review and discussion, VAR #134-25 passed on all five findings 5-0.

Jamie Hopper calls for any additional public comment.

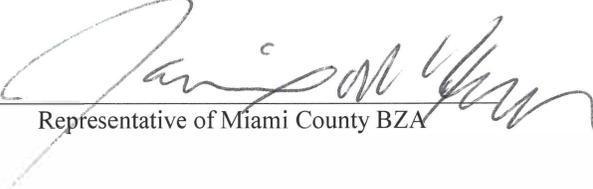
- None

Jamie Hopper calls for any comments from the board

- Corey Roser reminds the board about the upcoming Comprehensive Plan Open House on January 28th.

Jamie Hopper calls for motion to adjourn meeting.

- Grant Cade motions to adjourn, BJ Hunt 2nd → all “aye”
- Meeting adjourned at 8:56 pm

	<u>President</u>	<u>2-11-20</u>
Representative of Miami County BZA	Title	Date

Jamie M Hopper
Printed Name