

GRANT COUNTY BOARD OF ZONING APPEALS

MINUTES February 2, 2026 6:00p.m.

GRANT COUNTY OFFICE COMPLEX

County Council Chambers-First Floor

401 South Adams Street, Marion, Indiana 46953

1. Call to Order and Pledge of Allegiance

2. Roll Call

2.1. Members present: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb, and chairman Ed Hartman.

2.2. Staff Present: Todd Glancy

Attorney: David Glickfield

3. New Business

3.1. Oath of Office for New Members: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick and Wilbur Webb affirmed their oath of office.

3.2. Election of Chairman.

Andy Ellis nominated Ed Hartman for Chairman. Micheal Duke seconded the nomination. The Chair called for other nominations. No other nominations were made. Nominations were closed. Andy Ellis moved to elect Ed Hartman as Chairman. Micheal Duke seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor. The motion was approved.

3.3. Election of Vice Chairman.

Micheal Duke nominated Lois Jones for Vice Chairman. Andy Ellis seconded the nomination. The Chair called for other nominations. No other nominations were made. Nominations were closed. Micheal Duke moved to elect Lois Jones as Vice Chairman. Andy Ellis seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor. The motion was approved.

4. Approval of Minutes

4.1. Wilbur Webb made a motion to approve the December 1, 2025 meeting minutes. Chad Kirkpatrick seconded the motion. Micheal Duke, Lois Jones, Chad Kirkpatrick and Wilbur Webb voted in favor of the motion. Andy Ellis voted to abstain. The motion was approved.

5. Old Business

5.1. Micheal Duke made a motion to change one date in the 2026 regular meeting schedule from Sept. 7th to Sept. 14th. Andy Ellis seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor of the motion. The motion was approved.

6. Public Hearings.

6.1. Wilbur Webb made a motion to approve Denver Reeve setback variance Docket 024-25. Lois Jones seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor of the motion. The motion was approved.

6.2. Micheal Duke made a motion to continue Todd Stroup Accessory building variance: Docket 025-25. Lois Jones seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor of the motion. The docket continued.

6.3. Micheal Duke made a motion to continue William Francis Variance for setback and dwelling size Docket 001-26. Andy Ellis seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones, Chad Kirkpatrick, Wilbur Webb voted in favor of the motion. The docket continued.

6.4. Andy Ellis made a motion to approve Leanne Holthaus Special Exception for an office in residence (RS zone): Docket 002-26 with 5 conditions.

1. The home occupation shall be limited to no more than three (3) on-site employees at any one time.
2. No customers or members of the public shall visit the property in connection with the business.
3. The home occupation shall be conducted entirely within the existing dwelling.
4. No exterior alterations, signage, or outdoor business activity shall be permitted.
5. Any future remodeling or plumbing work shall require applicable permits and approvals and shall be reviewed under the standard residential ILP process.


Chad Kirkpatrick seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones and Chad Kirkpatrick voted in favor of the motion. Wilbur Webb abstained. The motion was approved.

6.5. Chad Kirkpatrick made the motion to continue the John Lannom Variance Setbacks: Docket 003-26. Lois Jones seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones and Chad Kirkpatrick voted in favor of the motion. The docket continued.

6.6. Chad Kirkpatrick made a motion to changes in the BZA Rules and Procedures 1) to use Roberts Rules of Order for Small Boards 2) Replace Upland with Fairmount in section 2.2.1.2. Micheal Duke seconded the motion. Vote: Micheal Duke, Andy Ellis, Lois Jones and Chad Kirkpatrick voted in favor of the motion. The motion was approved.

7. **Adjournment:** Micheal Duke moved to adjourn. All members present voted in favor. The meeting adjourned.

Approved this 4th day of May, 2025

Board of Zoning Appeals, Chairman, Ed Hartman 

Todd Glancy, Executive Director _____

BZA Members & Appointments

Chad Kirkpatrick – Citizen appointee by County Commissioner (Term expires 01/01/2030)

Wilbur Webb – Citizen Member of the APC (Term expires 01/01/2030)

Ed Hartman – Citizen Member of the APC (Term expires 01/01/2030)

Andy Ellis – Citizen Member by Fairmount (Term expires 01/01/2030)

Micheal Duke – Citizen by County Commissioner (Term expires 01/01/2030)

Sandra Rowan-Citizen Member by Fairmount (Term Expires 01/01/2030)

Chairman

Ed Hartman – Citizen Member of the APC (Term expires 01/01/2030)

Vice Chairman

Lois Jones-Citizen Member by Fairmount (Term Expires 01/01/2030)