

County Board of Zoning Appeals, Division 1

Meeting Minutes

AUGUST 2025

I. CALL TO ORDER

Mr. Froderman called to order the regular meeting of the County Board of Zoning Appeals at 10:02 am on August 13, 2025, in the Council Chambers of the Vigo County Annex, Terre Haute, IN 47807.

II. ROLL CALL:

The following board members were present:

Norm Froderman	Present
John Hanley	Present
Brian Garcia	Absent
Todd Brinza	Present
Scott Lough	Present

III. DETERMINATION OF QUORUM:

Mr. Froderman stated that a quorum was present.

Pledge of Allegiance.

IV. APPROVAL OF MINUTES FROM LAST MEETING PROPOSAL:

Mr. Froderman requested that the Board consider the meeting minutes from July 9, 2025.

<u>MOTION</u>	Mr. Brinza motioned to approve the minutes
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)
<u>ACTION</u>	Minutes from the July 9, 2025, meeting approved.

V. OLD BUSINESS: NONE

VI. CONSIDERATION: NONE

VII. NEW BUSINESS:

1. **BZA 19/25 V: E. Ohio Avenue & N. 2nd, Terre Haute, IN.** Parcel#: 84-07-14-202-004.000-010. The petitioner, Iron Sharp Properties, LLC., is requesting (4) variances: 1) 10' from the 25' front yard setback on E. Ohio Ave., 2) 12' from the 25' front yard setback on N. 2nd Street. 3) 20' from the 25' rear yard setback. 4) a reduction of 6,250 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1 E.1 F.1 of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked if the petitioner was present and if they had anything to add.

The petitioner, Mr. Wallace, representing Iron Sharp Properties LLC, was present and had no additional comments.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Brinza made the motion to approve the variances
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

2. **BZA 20/25V: part of 2466 N. Baker Street, Terre Haute, IN.** Parcel#: 84-07-11-302-004.000-010/Chamberlains Add, Lots 29 and part of 28 and 30. The petitioner, Iron Sharp Properties, LLC., is requesting a reduction of 4,880 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked if the petitioner was present and if they had anything to add.

The petitioner, Mr. Wallace, representing Iron Sharp Properties LLC, was present and had no additional comments.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Brinza made the motion to approve the variance
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

- 3. BZA 21/25V: N. Baker Street, Terre Haute, IN.** Parcel#: 84-07-11-302-008.000-010/Chamberlains Add. Lots 32-33. The petitioner, Iron Sharp Properties, LLC., is requesting a reduction of 3,200 sq. ft. from the 20,000 sq. ft. minimum lot size in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 C. 1. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked if the petitioner was present and if they had anything to add. The petitioner, Mr. Wallace, representing Iron Sharp Properties LLC, was present and had no additional comments.
Mr. Froderman asked if the board had any questions. No questions.
Mr. Froderman asked if anyone was in opposition to this petition. No opposition.
Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Hanley made the motion to approve the variance
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

VIII. COMMUNICATION FROM THE PUBLIC: NONE

IX. BOARD OF ZONING APPEALS DISCUSSION: Findings of Fact:

- 1. BZA 14/25V: 8049 Rosedale Rd, Terre Haute, IN.** Sandcut Ventures LLC
- 2. BZA 15/25V: 2875 W. New Goshen Avenue, West Terre Haute, IN.** Michael & Cheryl Webster
- 3. BZA 16/25V: 9420 N. Houghton Place, New Goshen, IN.** Bryan & Cynthia Judy
- 4. BZA 18/25SE: 4875 W. New Goshen Avenue, West Terre Haute, IN.** Ryan Goodwin

Mr. Froderman asked if the board had any other questions regarding the findings of fact cases and asked for a motion.

<u>MOTION</u>	Mr. Hanley made the motion to approve the Findings of Fact for all the above cases
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

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X. ADJOURNMENT:

<u>MOTION</u>	Mr. Hanley made a motion to adjourn
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Froderman adjourned the meeting at 10:12 am.

Minutes submitted by: Penny Kahl, General Planner, VCAPD