

County Board of Zoning Appeals, Division 1 Meeting Minutes

JANUARY 2026

I. CALL TO ORDER

Mr. Froderman called to order the regular meeting of the County Board of Zoning Appeals at 10:02 am on January 14, 2026, 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 minutes from the November 12, 2025, meeting.

<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 November 12, 2025, meeting were approved.

V. OLD BUSINESS:

- 1. BZA 29/25V: 3655 S 14 ½ Street, Terre Haute Terre Haute, IN.** Parcel # 84-09-03-451-001.000-004. The petitioner, You Store It, LLC. (3) variances: 1) 16 ft. reduction from the 20 ft. side yard Buffer setback in section 9.03 F. 2. 2) Relief from the type C buffer yard (landscaping) as set forth in section 17. 3) Relief from hard surfacing and parking in section 14 A. 3 in a C-3, Regional Commercial District of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked whether the petitioner was present and if they had any additional information. Mr. Shagley, the representative for You Store It, LLC, was present. He stated that the Area Plan Commission approved the subdivision, You Store It, LLC, and the Vigo County Commissioners have approved the rezoning. The final step was to receive the variance request. These steps were necessary to bring the property into compliance after splitting the single-family homes from the commercial storage units. The property lost its grandfathering. The rezoning was needed for the storage units to be in the correct designated zoning classification. Previously, the existing parcel was listed as C-6 zoning with both commercial and residential uses.

Mr. Froderman asked if anyone was opposed to this petition. No opposition was present.
Mr. Froderman asked the board if they had any questions for the petitioner.
Mr. Froderman asked for a motion.

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

VI. CONSIDERATION:

1. 2025 Meeting dates and deadlines.

Mr. Froderman asked for a motion to approve the dates and deadlines.

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

2. Election of Board members.

Mr. Froderman asked for a motion on the elected officers.

<u>MOTION</u>	Mr. Brinza made the motion to retain the current officers
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

3. Amend the Board of Zoning Appeals By Laws, Decorum, and Foster the Effective Administration of Meetings.

Mr. Froderman asked for a motion.

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

VII. NEW BUSINESS:

- 1. BZA 1/26V: 6751 S. Carlisle Street, Terre Haute, IN.** Parcel#: 84-09-22-176-010.000-004.
The petitioner, Faith Wesleyan Church, is requesting (2) variances: A new sign to be internally illuminated and for the sign display surface to exceed 16 square feet in an A-1, Agricultural District as set forth in Section 16.C. 6. (b) (c), of the Unified Zoning Ordinance of Vigo County, Terre Haute, IN.

DISCUSSION:

Mr. Froderman asked whether the petitioner was present and whether they had any additional information. Mr. Rea was available for the church and said the staff did a good job covering everything.

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

Mr. Froderman asked the board if they had any questions for the petitioner.

Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Brinza made the motion to approve the variances
<u>SECONDED</u>	Mr. Lough
<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 23/25V: 400 & 420 Old Royse Rd., Terre Haute, IN.**
- 2. BZA 24/25V: 110 E. National Avenue, West Terre Haute, IN.**
- 3. BZA 25/25SE: 1530 Crossing Boulevard, Terre Haute, IN.**
- 4. BZA 26/25V: 3668 & 3644 S. State Rd. 63, Terre Haute, IN.**

5. BZA 27/25V: 915 S. 6th Street, W. Terre Haute, IN.

6. WITHDRAWN: BZA 28/25V: 3991 Golf Bag Lane, Terre Haute, IN.

Mr. Froderman asked if the board had any other questions regarding the above Findings of Fact and asked for a motion.

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

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 10:15 am.

Minutes submitted by: Penny Kahl, General Planner II, VCAPD