

County Board of Zoning Appeals, Division 1

Meeting Minutes

NOVEMBER 2025

I. CALL TO ORDER

Mr. Hanley called to order the regular meeting of the County Board of Zoning Appeals at 10:07 am on November 12, 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	Absent
John Hanley	Present
Brian Garcia	Present
Todd Brinza	Absent
Scott Lough	Present

III. DETERMINATION OF QUORUM:

Mr. Hanley stated that a quorum was present.

Pledge of Allegiance.

IV. APPROVAL OF MINUTES FROM LAST MEETING PROPOSAL:

Mr. Hanley requested that the Board consider the September 10, 2025, meeting minutes.

<u>MOTION</u>	Mr. Garcia motioned to approve the minutes
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)
<u>ACTION</u>	Minutes from the September 10, 2025, meeting were approved.

V. OLD BUSINESS: NONE

VI. CONSIDERATION: NONE.

VII. NEW BUSINESS:

- 1. BZA 23/25V: 400 & 420 Old Royse Rd., Terre Haute, IN.** Parcel #84-09-09-476-003.000-004. The petitioners, James & Barbara Foster, are requesting a variance of 4 ft. from the 25 ft. front yard setback in a Single Family Residential District (R-1), as set forth in Section 11.02 E. 1. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Hanley asked whether the petitioner was present and whether they had any additional information. The Fosters were unable to attend. The Area Plan Commission approved the subdivision (Foster 2 lot), and the final step was to receive the variance request.

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

Mr. Hanley asked for a motion.

<u>MOTION</u>	Mr. Lough made the motion to approve the variances
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

- 2. BZA 24/25V: 110 E. National Avenue, West Terre Haute, IN.** Parcel# 84-06-20-352-001.000-022 and 84-06-20-357-002.000-021. The petitioner is requesting (2) variances: 1) 30' from the 30' front yard setback on E. National Ave. in a Highway Commercial District (C-6), as set forth in Section 9.06 D.4. 2) 60' from the 60' front yard setback on E. National Avenue is in an Open Space District (O-S), as set forth in Section 12.01 C.4. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Hanley asked whether the petitioner was present and whether they had any additional information. Adam Grossman, Director of the Vigo County Parks and Recreation, was present and had nothing to add.

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

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

Mr. Hanley asked for a motion.

<u>MOTION</u>	Mr. Garcia made the motion to approve the variances
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

3. **BZA 25/25SE: 1530 Crossing Boulevard, Terre Haute, IN.** Parcel# 84-09-15-200-010.000-004. The petitioner, Residential Care XV LLC, is requesting a Special Exception Use to place a Wireless Communication Facility (Monopole tower) in an R-3 H High Density Residential District as set forth in Section 11.06 B.5. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Hanley asked whether the petitioner was present and whether they had any additional information. Mr. Ryan Whitley, representing Kimley–Horn was present and asked if the board had any questions for him.

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

Mr. Hanley asked the board if they had any questions for the petitioner. No questions.

Mr. Hanley asked for a motion.

<u>MOTION</u>	Mr. Garcia made the motion to approve the variances
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

4. **BZA 26/25V: 3668 & 3644 S. State Rd. 63, Terre Haute, IN.** Parcel#84-09-05-376-004.000-004. The petitioner, Michael B. Bryan, is requesting (5) variances: 1) 60’ from the 60’ front yard setback, 2) 2’ from the 5’ side yard setback in a Single Family Residential District (R-1) as set forth in Section 11.02 E. 4 G.1. 3) 30’ from the 30’ front yard setback 4) allow for the surface of the driveway and parking area to remain non-hard surfaced. 5) A variance from the required Type C buffer yard in a Highway Commercial District (C-6) as set in Section 9.06 D.4 14 A. & 17 C of the Unified Zoning Ordinance for Vigo County, IN

DISCUSSION:

Mr. Hanley asked whether the petitioner was present and whether they had any additional information. Mrs. Bryan was present and said they were planning to move into the house next month. Next spring, they will be demolishing the older home in the back. They currently do not have any plans for the old motorcycle shop.

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

Mr. Hanley asked the board if they had any questions for the petitioner. No questions.

Mr. Hanley asked for a motion.

<u>MOTION</u>	Mr. Lough made the motion to approve the variances
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

5. **BZA 27/25V: 915 S. 6th Street, W. Terre Haute, IN.** Parcel 84-06-30-259-007.000-022 S C Stimsons Sub Lots 516-518. The petitioners, Bradley Clough & Neller Whitaker, are requesting (2) variances: 1) a variance of 146 sq. ft. from the minimum 900 sq. ft. livable floor area. 2) a 19' reduction from the 25' front yard setback in a Single Family Residential District (R-1) as set forth in Section 11.02 E. 1, H.1 of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Hanley asked whether the petitioner was present and whether they had any additional information. Mr. Clough was present and ready to get back home. It burnt last February, and he has been renting and paying his mortgage, and it's been rough. Rogers Home Improvement will be doing the work.

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

Mr. Hanley asked the board if they had any questions for the petitioner. No questions.

Mr. Hanley asked for a motion.

<u>MOTION</u>	Mr. Garcia made the motion to approve the variances
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

6. **BZA 28/25V: 3991 Golf Bag Lane, Terre Haute, IN.** Parcel # 84-09-13-226-003.000-004. The petitioner, D & S Purohit Family Trust, is requesting a variance to allow for a solar privacy fence to exceed 6' in height in a Single Family Residential Suburban District (R-S), as set forth in Section 1. U. 6. of the Unified Zoning Ordinance for Vigo County, IN.

THIS PETITION WAS WITHDRAWN – NO ACTION NEEDED.

VIII. COMMUNICATION FROM THE PUBLIC: NONE

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

1. **BZA 22/25V: S. Jeane Street/1639 E. Davis Avenue, Terre Haute, IN**

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

<u>MOTION</u>	Mr. Garcia made the motion to approve the Findings of Fact for the above case
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

X. ADJOURNMENT:

<u>MOTION</u>	Mr. Garcia made a motion to adjourn
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Hanley adjourned the meeting at 10:25 am.

Minutes submitted by: Penny Kahl, General Planner, VCAPD