

City Board of Zoning Appeals Minutes March 4, 2026

A. Call to Order

Mr. Bill Treadway called the City Board of Zoning Appeals to order on Wednesday, March 4, 2026 at 9:05 AM in the Vigo County Annex.

B. Roll Call

Bill Treadway	Present
Jason Saavedra	Present
Jim Wallace	Present
John Collett	Present
Mike Gunn	Absent

Mr. Treadway stated a quorum was present and the Board could conduct business.

Present at the monthly hearing were staff members Sydney Shahr and Jared Bayler of the Area Planning Department and Jason Holler from the Terre Haute Department of Engineering.

C. Consideration of Minutes

Mr. Treadway asked if anyone had any corrections to the previous meeting's minutes. There was a correction in the first paragraph that "October" needed to be changed to "January".

Mr. Treadway asked the members of the Board for a recommendation on the Minutes for January 7, 2026. Mr. Collett made a motion to approve the minutes with the amendment and that motion was seconded by Mr. Wallace. The motion moved to a vote and carries with 4 yea(s) to 0 nay(s).

D. Old Business: None

E. New Business:

- a. BZA 1/26 SU, 1119 and 1123 N 8th Street, Terre Haute, IN 47807
84-06-15-352-009.000-002 and 84-06-15-352-008.000-002

The petitioner, Lori Shuffield (Bement Properties LLC), is requesting a Special Use from Section 10-181b(3) of City Code for sober living facilities in an R-2 Two-Family Residence District.

The petitioner, Lori Shuffield, was present. She stated she had been running the sober living facilities since 2022. She said she previously had another sober living house on

Gilchrist. She discussed her history that prompted her to open the sober living facilities. Mr. Treadway asked how much of a deficiency there is in the community for these kind of facilities. Ms. Shuffield stated that there was a large deficiency and she used her own money to open the facility and provide supplies.

Ms. Penelope Brigham was present to remonstrate and had questions regarding the facility. She said she owned her house nearby for 20 years. She asked how this would not affect the neighborhood per the staff report. Mr. Holler said that it would have the same number of people regardless of whether it was a large family or a sober living facility.

Ms. Brigham asked what the capacity of the facilities were. Ms. Shuffield said that the first one is 5 men and the other had 10 girls, but now has 5. There was discussion about parking. Mr. Holler stated they are required to have parking approved by Engineering.

Ms. Brigham asked how someone gets into their program. Ms. Shuffield said that she works with the courts and other facilities. She recently changed the length of stay to nine months from four months to increase. She said she gives them 2 weeks to get jobs and they have to pay a weekly bed rent.

Ms. Sabrina Davis, from Muncie, IN, was present to speak in favor of the facility. She stated she was the house manager and became sober through the Shuffield house. Amber Connelly, who is staying at the house, was also present to speak in favor of the facility.

Mr. Treadway asked for a motion. Mr. Collett made the motion to approve the special use with staff recommendations. The motion was seconded by Mr. Wallace.

The motion moved to a vote and carries with 4 yea(s) to 0 nay(s).

F. Communication Received From the Public (other than agenda items):

a. City of Terre Haute Redevelopment Commission

The board acknowledged that the letter from the City of Terre Haute Redevelopment Commission was received.

G. Board of Zoning Appeals Discussion: Findings of Fact – None

H. Adjourn:

Mr. Collett made a motion to adjourn
Mr. Wallace seconded the motion.

The votes to adjourn were unanimous 4 yea(s) and 0 nay(s).

Adjourned at 9:39 AM