

County Board of Zoning Appeals, Division 1 Meeting Minutes

MARCH 2026

I. CALL TO ORDER

Mr. Froderman called to order the regular meeting of the County Board of Zoning Appeals at 10:00 am on March 11, 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	Present
Todd Brinza	Present
Scott Lough	Absent

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 January 14, 2026, 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 January 14, 2026, meeting were approved.

V. OLD BUSINESS:

VI. CONSIDERATION: Jared Bayler, Executive Director informed the board of changes made by the Area Planning Commission and County Commissioners that may impact this board. Those including a non-reverting fund, new schedule of fees, new Area Planning Commission meeting times and information on Tyler Technology that will allow for in person and online card payments.

VII. NEW BUSINESS:

1. **BZA 2/26V: 2044 N. Main Street, Seelyville, In.** Parcel#: 84-07-14-126-007.000-010. The petitioner, Taylor Made Properties LLC. is requesting (2) variances. 1) 5ft from the required 30 ft. front setback off of N. Main Street. 2) 15 ft. from the 25 ft. rear yard setback in a (R-2) Two Family Residential District as set forth in Section 11.03 E. 3. F 1. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked whether the petitioner was present and whether they had any additional information. Mr. Lyday was present and didn't have anything to add.

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. No Questions.

Mr. Froderman asked for a motion.

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

2. **BZA 3/26V: 5109 N. 13th Street., Terre Haute In.** Parcel # 84-02-34-255-008.000-013. The petitioner, Sumner Properties, LLC. is requesting (4) variances: 1) 10 ft. from the 40 ft. front yard setback from N. 13th Street. 2) 10 ft. from the 15 ft. north side yard setback. 3) To allow for the surface of the driveway and parking area to be non-hard surfaced, along with no landscaping from the Type C buffer yard in a Light Industrial District (M-1), as set forth in Section 10.01 D.4. F.1. Section 14 A. (3). & Section 17 A. (3) of the Unified Zoning Ordinance of Vigo County, IN.

DISCUSSION:

Mr. Froderman asked whether the petitioner was present and if they had any additional information.

Mr. Sumner and Mr. Roman were present and had nothing to add.

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. No Questions.

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)

3. BZA 4/26V: 6685 Bayh Rd, West Terre Haute, In. WITHDRAWN

No action taken.

- 4. BZA 5/26 SE &V: 7694 E. First Street, Riley, In.** Parcel # 84-10-21-226-009.000-020. The petitioner, Hunters Ridge Holdings, LLC, is requesting a special exception to allow for an outside area for dog play and boarding, along with (5) variances: 1) 25 ft. from the 25 ft. front yard setback from E. First Drive. 2) 25 ft. from the 25 ft. front yard setback from S. Washington Street. 3) allow for off-site parking on First Street and ADA parking off the alley. 4) The parking areas and entrance are to be non-hard surfaced. 5) No landscaping and buffering from the Type C buffer yard in a C-7, General Commercial District, as set forth in Section 9.07 D.1. Section 14 A.3. B.1 & Section

DISCUSSION:

Staff mentioned that our office received a remonstrance email raising concerns about noise, waste, parking, and proximity to adjoining properties.

Mr. Froderman asked whether the petitioner was present and if they had any additional information. Mr. Shagley, the representative for Hunter Ridge Holdings, LLC, was present along with the petitioner. Mr. Shagley stated that the petitioner did purchase the building to expand their home-based business. Since the Riley Food Mart has not been used for several years, it has lost its legal nonconforming status. The building is in bad shape and has several issues. The petitioner did give the Town Board of Riley members a tour of the building and the work that will be completed. Mr. Shagley stated the APC board did give a favorable recommendation for this project. The Town Board of Riley did pass an ordinance to allow for on-street parking on First Street since the street is wider. The ADA parking space will be moved closer to the door on the hard surface. The owner will be installing a screened fence for the dogs and neighbors. Mr. Shagley stated the Town Board felt comfortable with the dogs being outside on this property since the Riley Trail is so close and several people walk their dogs in that area.

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. Garcia asked if both the special exception and variances can be approved at the same time. Staff stated yes. Mr. Froderman asked for a motion.

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

5. **BZA 6/26/V: 4151 W. National Drive, West Terre Haute, In.** Parcel#84-05-26-426-013.000-021. The petitioner, A to Z Rentals, LLC, is requesting (5) variances. 1) 10ft from the required 15ft west side yard setback. 2) 10 ft. from the 15 ft. rear yard setback. 3) A reduction of 275 sq. ft. of livable space from the required 550 sq. ft. 4) Allow for the driveway and entrance to be non-hard surfaced. 5) No landscaping or buffer yard requirement in a (R-3) Multi-Family Residential District as set forth in Section 11.05 H.2. a.b. L, Section 14, 3.1 & Section 17 C of the Unified Zoning Ordinance for Vigo County.

DISCUSSION:

Mr. Froderman asked whether the petitioner was present and if they had any additional information.

Mr. Shagley, the representative for A to Z Rentals, LLC, was present for the petitioner. Mr. Shagley stated that the petitioner did purchase the property a year ago and it was vacant due to a fire, and that's how the property lost its legal non-conforming status. Mr. Shagley stated the petitioner plans on adding 1 paved ADA parking space along with 16 paved parking spaces. The driveway and entrance containing pack rock should not cause any dust problems with the area since there will only be 8 short term rentals. The units will stay small for economics. The entrance is shared with a commercial business to the east.

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. No Questions.

Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Hanley made the motion to approve the variances.
<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:

Closing a case file: Staff discussed closing case 1/24SE: 5550 E. Gross Drive, Terre Haute, In. The petitioners, Christopher and Jennifer Jarman were notified regarding the expiration of the caregiver dwelling. Mr. Jarman said the pole barn had a fire and his mother was placed with another relative. The Jarmans asked to discontinue the special exception for the caregiver dwelling. Staff asked to have this in writing by email, but never received any correspondence from the Jarmans.

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

Mr. Froderman asked for a motion.

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

Findings of Fact:

1. **BZA 29/25V: 3655 S. 14 ½ Street, Terre Haute, IN**
2. **BZA 1/26V: 6751 S. Carlisle Street, 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. Brinza made a motion to adjourn
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Froderman adjourned the meeting at 10:30 am.

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