

County Board of Zoning Appeals, Division 1

Meeting Minutes

MAY 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 May 13, 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	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 April 8, 2026, meeting.

<u>MOTION</u>	Mr. Brinza motioned to approve the minutes
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)
<u>ACTION</u>	Minutes from the April 8, 2026, meeting were approved.

V. OLD BUSINESS: NONE

VI. CONSIDERATION: NONE

VII. NEW BUSINESS:

- 1. BZA 11/26 SU: 3790 E. Park Avenue, Terre Haute, In.** Parcel# 84-02-36-254-011.000-013/Ellingsworth Sub Lot 6 10 ft. of lot 7. The petitioner, Trena Rupska is requesting a Special Exception Use to place a 2026 mobile home in a Single Family Residential District (R-1), as set forth in Section 11.02 B.5, 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. Ms. Donna Price 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. Brinza made the motion to approve the Special Exception for the mobile home
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

- 2. BZA 12/26 V: 5512 W. Old US 40, West Terre Haute, In.** Parcel# 84-05-34-252-005.000-021. The petitioner, Michael Switzer is requesting (3) variances: 1) from the permitted uses to allow accessory structures without a primary single-family dwelling. 2) a reduction of 36 sq. ft. of livable space from the required minimum of 900 sq. ft. 3) a reduction of 7 ft. from the required minimum 25 ft. front yard setback in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 B.1. E. 1 H.1 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. & Mrs. Switzer were present and didn't have anything else 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. Garcia
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

3. **BZA 13/26V: 1606 E Springhill Drive, Terre Haute, In.** Parcel# 84-09-10-276-002.000-004. The petitioners Darren C. and Holly Ann Brucken are requesting a variance to allow for the surface of the driveway and parking area to be non-hard surfaced as set forth in Section 14 A. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked whether the petitioners were present and if they had any additional information. Mr. Scott Craig from Cox Law Firm was present along with CEO, TJ Warren from Valley Professionals Community Health Center (VPCHC). Mr. Craig stated that VPCHC is growing in our community and they have been providing primary care, dental, pharmaceutical and Health screening through State grant funding and Medicare. They operated similar to St. Ann's Health Clinic. They started small and now have 4 clinics in Vigo County. This site will be for behavior and psychiatric health only at this time. VPCHC had the opportunity to purchase this lot. There was an older home that was demolished. We have submitted a new and improved site plan with the different kind of trees and grasses. They will be placed every 30 ft. instead of 50 ft. They can't stop patients from parking on the white rock, but it will be for the staff. Having the small employee lot paved at this time would cause future issue having to run water/sewer lines into this property. VPCHC has no firm plans, but they look at this property as a place they can expand in the future. Several businesses in this area do have packed white rock instead of pavement. Since this area is located in the flood zone the white rock will be more of a permeable surface and shouldn't be an issue for drainage. Mr. Garcia asked if there are plans to bring in primary care into the existing structure? Mr. Warren stated this building does not have the space and will not be adding primary care. Mr. Garcia said behavior and psychiatric health should not bring in as much traffic as primary care.

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 variance.
<u>SECONDED</u>	Mr. Hanley
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

4. **BZA 14/26V: 3535 E. Rose Hill Avenue, Terre Haute, In.** Parcel # 84-02-25-126-020.000-013 Rosehill Commons Sub Lot 1. The petitioner, Danielle Wilkinson Ralston is requesting a variance of 5 ft. from the 30 ft. front yard setback in a Single Family Residential Suburban District (R-1), as set forth in Section 11.02 E. 2. 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.
Mrs. Ralston was present and didn't have anything else 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. Hanley made the motion to approve the variance.
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

VIII. COMMUNICATION FROM THE PUBLIC: NONE

IX. BOARD OF ZONING APPEALS DISCUSSION:

1. **Request:** Letter of determination. Existing policy review in interpretation of § 2B. of the UZO.

Mr. Hanley: Business from an ordinance standpoint are muddy anyway. I think generally speaking it's very confusing what you can and cannot do with an in home business. Staff should look at the ordinance as it relates to not just auto business but all businesses. People are putting sheds on their property and selling cookies out of it. We should know if that's ok or not.

Mr. Brinza: I agree. To me at best it's generous right now so I can't imagine expansion at all but I would agree with John for you guys to take a peek and see if it needs to be changed especially in a residential area.

Mr. Hanley: The process could be for staff to come up with a change to the ordinance and go through the Area Planning Commission and not this body. If you're looking for something to pass along, this board recommends that staff look at the definition of in-home business.

Mr. Brinza: And use the guidelines we have until then.
No more discussion.

2. **Closing of a caregiver case: BZA 17/24SU: 6648 US Hwy 150, West Terre Haute, In.**
Property owner, Darla Gower has requested to discontinue her caregiver (RV)case as she is no longer in need. The RV has been removed.

Mr. Froderman asked for a motion for the closure.

<u>MOTION</u>	Mr. Hanley made the motion to accept this case closure
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

Findings of Fact:

- 1. BZA 7/26SU: 4614 Old Paris Rd, West Terre Haute, IN**
- 2. BZA 8/26 V: 1575 Gobblers Knob Rd, Terre Haute, IN**
- 3. BZA 9/26 V: 1450 E Crossing Blvd., Terre Haute, IN**
- 4. BZA 10/26V: 4868 Lisa Marie 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 with the correction staff gave before the meeting.
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)

X. ADJOURNMENT:

<u>MOTION</u>	Mr. Hanley made a motion to adjourn
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Froderman adjourned the meeting at 10:34 am.

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