

City Board of Zoning Appeals Minutes May 6, 2026

A. Call to Order

Mr. Bill Treadway called the City Board of Zoning Appeals to order on Wednesday, May 6, 2026 at 9:07 AM in the Vigo County Annex.

B. Roll Call

Bill Treadway	Present
Jason Saavedra	Present
Jim Wallace	Present
John Collett	Absent
Donnie Jeffers	Present

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

Present at the monthly hearing were staff members Sydney Shahar 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 were no corrections.

Mr. Treadway asked the members of the Board for a recommendation on the Minutes for April 8, 2026. Mr. Saavedra asked to note that the correction for last month's minutes was an incorrect date in the first paragraph under Call to Order. Mr. Saavedra made a motion to approve the minutes 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 5/26 SU and V: 1641, 1645, 1651 S 25th Street

84-06-26-384-013.000-002/84-06-26-384-014.000-002/84-06-26-384-015.000-002

The petitioners, Ralph and Donna Wagle, Jerry and Charlotte Crafton, and M&M Valley Holdings LLC are requesting a Special Use in City Code 10-137(i) for a joint parking agreement. They are also requesting two variances: 1. A variance from section 10-137 d(14) of City Code to allow backing into a street or alley, and; 2. A variance from Section 10-137 g(2) of City Code for a reduction of required parking spaces.

Mr. Richard Shagley was present to represent the petitioner. Mr. Shagley stated that this was the former Teepee Tavern and had been closed for two years. The petitioner would like to move their current business, J Gumbos, to this spot. He stated Teepee was used as a bar with the limited parking they had. Mr. Shagley said the petitioner was taking the building down to the studs and remodeling.

Mr. Jason Holler, Lead Building Inspector spoke to the previous legal non-conforming status of the building and stated that in order to reuse the building they have to have a joint parking agreement.

There was no one present to remonstrate.

Mr. Saavedra asked if backing onto Hulman would be dangerous since Jason said the alley would not be dangerous. Mr. Holler said they did traffic studies and there was no way to manipulate the parking. Mr. Shagley stated the people in the area are accustomed to the parking in that area.

Mr. Treadway asked for a motion. Mr. Saavedra 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).

b. BZA 6/26 V, 1349 S 3rd St, Terre Haute, IN 47807
84-06-28-404-002.000-002

The petitioner, Dalbir Singh, is requesting two variances: 1. A variance from Section 10-137 g(2) of City Code for a reduction of required parking spaces, and 2. A variance from section 10-136e for a 6 ft. variance from the required 40 ft. setback from the center of the street along Franklin Street.

Mr. Singh was present. He stated they are building a very high quality restaurant and grocery store. Mr. Singh said there is a little bit of a problem with the parking so they wanted to apply for a variance. He said they want to keep the existing restaurant/shop open while they are constructing the new building.

Mr. Treadway asked if the new building would be further back off Third Street. Mr. Singh confirmed the plan.

Mr. Saavedra asked about the curb cuts and where the entrances would be placed. Mr. Singh said they do not plan on changing the existing curb cut.

There was no one present to remonstrate.

Mr. Treadway asked for a motion. Mr. Wallace made the motion to approve the variances with staff recommendations. The motion was seconded by Mr. Jeffers.

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

c. BZA 7/26 V, 1400/1404/1408 S 7th Street

84-06-27-313-017.000-002/ 84-06-28-482-032.000-002/84-06-27-313-003.000-002

The petitioner, Next Step Foundation, Inc., is requesting a variance from Section 10-137 d(4) of City Code to allow for non-hard surface parking.

Mr. Richard Shagley was present to represent the petitioner. Mr. Tyler Spivey was not present. Mr. Shagley requested to table the petition. Mr. Holler said he could not give a Certificate of Occupancy without a motion, so Mr. Shagley said he would like to be heard first and then decide whether or not to request to table. Mr. Shagley stated that Next step is one of our most valuable recovery organizations in this community. They have the location at 6th and Washington and multiple homes throughout the Farrington Grove area. Mr. Shagley said they have done a good job of obtaining and maintaining homes in this area. Due to unknown reasons state has cut the funding that negatively impacted Next Step.

Mr. Shagley said there is a mention of a financial hardship, but their drainage is also a reason that would be for the variance. Run off water won't be an issue. He said this is not going to be a long-traveled road, just parking spots for some of the homes.

Mr. Wallace asked if drainage calculations were done as pavement? Mr. Holler said they approved drainage calculations. Mr. Wallace asked if dry wells were required. Mr. Holler said they were, but not on this particular property. Mr. Wallace said he just paved a parking lot and when it rains the neighboring white rock travels into his paved parking lot.

Mr. Holler stated that he is trying to be consistent when you have a paved alley. They want to protect them to the best of their abilities. If you have paved alleys, you have to have paved parking. He said the Engineering Dept. wants to be consistent with messaging. He said Next Step put down white rock without permits.

Mr. Shagley said he agreed about a white rock road leading to a paved road, but not for parking. Mr. Holler said there will be trash trucks going through the alley and driving over the congregate and destroy the roads. Shagley said there are ways they can do it to keep gravel off the alley. Mr. Holler said they could but he hadn't seen any plans.

Mr. Wallace asked where Next Step's funding came from. Mr. Shagley said they run on donations, but some state funding from the services they provide. They are a recovery home, but they also provide services.

Mr. Saavedra stated we need this service, the board agreed that they could have some exceptions last year, so we want them to do this. Mr. Saavedra asked if they were to move forward with paving would it make or break the project? Mr. Shagley said he did not have an answer.

The board discussed the hardship and concluded they could not decide if the petitioner was not present. Mr. Shagley again requested for the petition to be tabled.

Mr. Treadway asked for a motion. Mr. Wallace made the motion to table the petition. The motion was seconded by Mr. Saavedra.

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

d. BZA 6/26 V: 1905 S 17th Street
84-06-34-233-002.000-002

The petitioner, Wallace Building Contractors, Inc., are requesting a variance from Section 10-187 of City Code for a reduction from the required 6600 sq. ft. minimum lot size for a proposed 5-lot subdivision (Lot 1: 6552 sq. ft., Lot 2: 6080 sq. ft., Lot 3: 5608 sq. ft., Lot 4: 5701 sq. ft., Lot 5: 5686 sq. ft.).

Mr. Richard Shagley was present to represent the petitioner. Mr. Saavedra noted that Mr. Wallace, as the petitioner, would not participate in the discussion or vote.

Mr. Shagley said they are asking for a lot size reduction. He said it is not a substantial reduction. Mr. Shagley said part of the reason is there is a current road that is not platted but used. For safety reasons, to not disturb that and create issues, the thought was to reduce the size to build the homes on the five lots.

There was no one present to remonstrate.

Mr. Treadway asked for a motion. Mr. Jeffers made the motion to approve the variances with conditions as listed in the staff report. The motion was seconded by Mr. Saavedra.

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): None

G. Board of Zoning Appeals Discussion: Findings of Fact –

- a. BZA 2-26 SU: 1005 S 8th Street, Terre Haute, IN 47802**
84-06-27-160-008.000-002
- b. BZA 3-26 SU: 1504 S 19th Street, Terre Haute, IN 47803**
84-06-27-160-008.000-002
- c. BZA 4-26 SU and V: 335 Kent Avenue, Terre Haute, IN 47807**
84-06-23-155-004.000-002

Mr. Treadway asked for a motion. Mr. Saavedra made the motion to approve all the Findings of Fact. The motion was seconded by Mr. Wallace.

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

H. Adjourn:

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

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

Adjourned at 9:58 AM