

County Board of Zoning Appeals, Division 1
Meeting Minutes
SEPTEMBER 2025

I. CALL TO ORDER

Mr. Hanley called to order the regular meeting of the County Board of Zoning Appeals at 10:00 am on September 10, 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	Present
Scott Lough	Absent

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 meeting minutes from August 13, 2025.

<u>MOTION</u>	Mr. Garcia motioned to approve the minutes
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)
<u>ACTION</u>	Minutes from the August 13, 2025, meeting were approved.

V. OLD BUSINESS: NONE

VI. CONSIDERATION: NONE.

VII. NEW BUSINESS:

- 1. BZA 22/25V: S. Jeane Street/1639 E. Davis Drive, Terre Haute, IN:** Parcel # 84-09-03-426.002.000-004. The petitioner, Robert Hoopingarner, is requesting (2) variances: 1) 25' from the 25' front yard setback on S. Jeane Street. 2) from the permitted uses to allow accessory structures without a primary single-family dwelling in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 B.1. E.1 of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Hanley asked if the petitioner was present and if they had any additional information to add. The petitioner, Mr. Hoopingarner, stated he sold his property across the street on E. Davis Drive very quickly. He tore down the older home and took down some trees. Now he would like to add on to the existing building where the old home was demolished to store all of his items, instead of outside on the ground. Mr. Hanley asked if the board had any questions. Mr. Brinza asked whether this new addition would cover all of his items, including the vehicles, and be large enough to park everything. Mr. Hoopingarner said he needs this addition to store what he can inside. If he needs more space, he would like to place another pole barn in the back by the railroad in the future. He also mentioned that he has cleaned up the yards across from Mr. Rogers and bought and renovated the house that people had broken into and stolen from.

Mr. Hanley asked if anyone was opposed to this petition, and opposition was present.

Dave Rogers stated he opposes the variances. He has lived across from this property for over 50 years, and it has always been residential. It's a family neighborhood, and they don't want a commercial complex with trucks and trailers coming and going. Mr. Hanley questioned whether the zoning is R-S. Staff confirmed yes, and the petitioner is wanting to use it for personal use only. The pole barn can be used for storage or personal purposes only. Mr. Hanley noted that the building was constructed in the right-of-way.

Mr. Hoopingarner explained that neighbors have dually trucks and tractors that go up and down the road and park in the street, and he believes he has improved the area by mowing grass and cleaning up surrounding properties.

Mr. Craig Fox, who owns the property at 47 S. Jeane Street, said he built a new home and had to conform to setback standards. He objects because the cable and utilities are in the right-of-way, and Mr. Hoopingarner parked his vehicle between the building and the road, which is too narrow to pass through. He is opposed.

Mr. Garcia asked if Mr. Hoopingarner built a house, would a variance be needed? Staff said yes, because the existing pole barn is in the right-of-way.

Mr. Boden expressed opposition to the variances, stating that this is a nice community without a lot of traffic.

Mr. Taylor also opposed, mentioning that kids play in the street, and they don't want unwanted traffic in the area. Everyone in the neighborhood is against it. A letter was given to staff on behalf of Terry and Mary Moore at 67 S. Jeane Street, stating they are not in favor of rezoning the property as this is a single-family residence area, not commercial.

Mr. Hanley said the letter doesn't pertain to this request. This petition is only for the variances, not Mr. Hoopingarner operating a business.

Mr. Hanley 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 3 yea(s) to 0 nay(s)

VIII. COMMUNICATION FROM THE PUBLIC: NONE

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

- 1. BZA 19/25V: E. Ohio Avenue & N. 2nd, Terre Haute, IN**
- 2. BZA 20/25V: part of 2466 N. Baker Street, Terre Haute, IN**
- 3. BZA 21/25V: N. Baker Street, 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. Brinza made the motion to approve the Findings of Fact for all the above cases
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s)

X. ADJOURNMENT:

<u>MOTION</u>	Mr. Brinza made a motion to adjourn
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 3 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Hanley adjourned the meeting at 10:41 am.

Minutes submitted by: Penny Kahl, General Planner, VCAPD