

County Board of Zoning Appeals, Division 1

Meeting Minutes

JULY 2025

I. CALL TO ORDER

Mr. Froderman called to order the regular meeting of the County Board of Zoning Appeals at 10:00 am on July 9, 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	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 asked the Board to consider the meeting minutes on June 11, 2025.

<u>MOTION</u>	Mr. Garcia motioned to approve the minutes
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 5 yea(s) to 0 nay(s)
<u>ACTION</u>	Minutes from the June 11, 2025, meeting approved.

V. OLD BUSINESS: NONE

VI. CONSIDERATION: NONE.

VII. NEW BUSINESS:

1. **BA 14/25 V: 8049 Rosedale Rd, Terre Haute, IN.** Parcel#: 84-03-20-200-002.000-012. The petitioner, Sandcut Ventures LLC, is requesting (2) variances: 1) a 2 ft. reduction from the 30 ft. front yard setback on Rosedale Rd. 2) 9 ft. from the 10 ft. side yard setback to the south in a Neighborhood Commercial District (C-1), as set forth in Section 9.01 E. 3. G. 1 of the Unified Zoning Ordinance of Vigo County, Terre Haute, IN.

DISCUSSION:

Mr. Froderman asked if the petitioner was present and if they had anything to add.

Mr. Perkins was present and had nothing to add.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

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 5 yea(s) to 0 nay(s)

2. **BA 15/25V: 2875 W. New Goshen Avenue, West Terre Haute, IN.** Parcel # 84-01-12-481-005.000-025/Dyer's 3rd Add to New Goshen Lot 6-7. The petitioners, Michael & Cheryl Webster are requesting (3) variances: 1) 10' from the 25' front yard setback on W. New Goshen Ave. 2) 4' from the 25' front yard setback on N. Beech Place 3) 6,370 sq. ft. reduction from the required 20,000 minimum lot area in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 5. C. 2. E. 1. of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked if the petitioners were present and if they had anything to add.

The Webster's, along with their contractor, were present. The contractor stated he had the septic system probed, and the new addition will be 10 ft. from the system. The new front porch should not cause an issue. He did provide a picture of the clear sight prism while sitting in his vehicle at the stop sign.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

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 5 yea(s) to 0 nay(s)

3. **BZA 16/25V: 9420 N. Houghton Place, New Goshen, IN.** Parcel # 84-02-07-377-002.000.025. The petitioners, Bryan & Cynthia Judy, are requesting (3) variances: 1) 25' from the 25' front yard setback on N. Houghton Place. 2) 5' from the north 5' side yard setback 3) 9,682 sq. ft. from the required 20,000 minimum lot area in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01. C. 2. E. 1. G. 2. of the Unified Zoning Ordinance for Vigo County.

DISCUSSION:

Mr. Froderman asked if the petitioners were present and if they had anything to add.

The petitioners had nothing else to add.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

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 5 yea(s) to 0 nay(s)

4. **BZA 17/25SE: 3956 S. St. Rd. 63, Terre Haute, IN.** Parcel's 84-09-08-126-002.000-004, 84-09-08-126-001.000-004, 84-09-08-200-021.000-004, 84-09-08-126-003.000-004, 84-09-08-126-006.000-004, 84-09-08-200-021.000-004. The petitioner, Torrent LLC., is requesting a special exception use for a Solid Waste Transfer Station in a Solid Waste Industrial District (M-2), as set forth in Section 10.02 B. 4. of the Unified Zoning Ordinance for Vigo County, IN.

5. **BZA 18/25SE: 4875 W. New Goshen Avenue, West Terre Haute, IN.** Parcel # 84-01-11-300-021.000-025. The property owner, Ryan Goodwin, is requesting a Special Exception Use to continue the care receiver use in an existing building in an Agricultural District (A-1) in Section 18.G.1.b of the Unified Zoning Ordinance for Vigo County, IN.

DISCUSSION:

Mr. Froderman asked if the petitioner was present and if they had anything to add.

The petitioner had nothing else to add.

Mr. Froderman asked if the board had any questions. No questions.

Mr. Froderman asked if anyone was in opposition to this petition. No opposition.

Mr. Froderman asked for a motion.

Penny Kahl, General Planner, asked the board if they would consider allowing staff to review this case every two years.

<u>MOTION</u>	Mr. Hanley made the motion to approve the care receiver petition and allow staff to review this case every 2 years
<u>SECONDED</u>	Mr. Garcia
<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: Findings of Fact:

1. BZA 11/25V: 4252 E. Gross Drive, Terre Haute, In
2. BZA 12/25V: 2196 W. 3rd Street, Seelyville, In.
3. BZA 13/25V: 8567 Wabash Avenue, Terre Haute, In.

Mr. Froderman asked if the board had any other questions regarding the findings of fact cases and asked for a motion.

<u>MOTION</u>	Mr. Hanley made the motion to approve the Findings of Fact for all the above cases
<u>SECONDED</u>	Mr. Brinza
<u>VOTE</u>	The motion carries 5 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 5 yea(s) to 0 nay(s) .
<u>ACTION</u>	Mr. Froderman adjourned the meeting at 10:17 am.

Minutes submitted by: Penny Kahl, General Planner, VCAPD