

**County Board of Zoning Appeals, Division 1**  
**Meeting Minutes**

APRIL 2026

**I. CALL TO ORDER**

Mr. Froderman called to order the regular meeting of the County Board of Zoning Appeals at 10:05 am on April 8, 2026, in the Commissioners 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	Absent
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 March 11, 2026, meeting.

<u>MOTION</u>	Mr. Garcia 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 March 11, 2026, meeting were approved.

**V. OLD BUSINESS:**

**VI. CONSIDERATION:** Discussion on the new fee schedule for the BZA applications.

Jared Bayler, Executive Director mentioned our office did fix some of the language on how it reads. No vote was needed.

**VII. NEW BUSINESS:**

- 1. BZA 7/26SU: 4614 Old Paris Rd, West Terre Haute, IN.** Parcel#84-05-23-100-026.000-021. The petitioners, Ernest and Molly Meeks, are requesting to continue the Special Exception Use to allow for the care receiver modular to stay on the property 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 whether the petitioner was present and whether they had any additional information. Mr. Meeks 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.

Staff did ask if the Board if they would accept staff reviewing the two-year renewal for this care receiver in the future.

Mr. Froderman asked for a motion.

<u>MOTION</u>	Mr. Hanley made the motion to allow staff to review the special exception request every two years
<u>SECONDED</u>	Mr. Garcia
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

<u>MOTION</u>	Mr. Garcia made the motion to approve the continued care receiver special exception.
<u>SECONDED</u>	Mr. Lough
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

- 2. BZA 8/26 V: 1575 Gobblers Knob Rd, Terre Haute, IN.** Parcel # 84-07-14-152-013.000-008;84-07-14-152-006.000-010. The petitioners, Wright Jerry K Le Fee: Debra Sue Mogan & Dennis K Wright are requesting a variance from the permitted uses to allow an accessory structure without a primary single-family dwelling in a Single Family Residential Suburban District (R-S), as set forth in Section 11.01 B.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. Wright along with Mrs. Mogan were present Mr. Wright said their son lives next door and they would like to keep the detached garage as storage.

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. Garcia
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

3. **BZA 9/26 V: 1450 Crossing Blvd, Terre Haute, IN.** Parcel#84-09-15-200-010.000-004. The petitioner, Residential Care XV, LLC is requesting a variance of 14 ft. from the distance between the buildings for each applicable minimum side yard in a High Density Residential District (R-3H), as set forth in Section 11.06. J.3. of the Unified Zoning Ordinance of Vigo County.

**DISCUSSION:**

Mr. Froderman asked whether the petitioner was present and if they had any additional information. Mr. Adam Dehart and a colleague were present.  
 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. Lough
<u>VOTE</u>	The motion carries 4 yea(s) to 0 nay(s)

4. **BZA 10/26V: 4868 Lisa Marie Lane, Terre Haute, IN.** Parcel # 84-09-11-377-003.000-004/Ole Erie Sub Replat Lot 42-A. The petitioner, Michelle Jenkins is requesting a variance of 17 ft. from the 25 ft. rear yard setback to extend the roof over the existing pergola and existing 6 ft. deck in a Single Family Residential District (R-1), as set forth in Section 11.02 F.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. Michelle Jenkins 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. Garcia
<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:**

**Findings of Fact:**

- 1. BZA 2/26V: 2044 N. Main Street, Seelyville, In.**
- 2. BZA 3/26V: 5109 N. 13<sup>th</sup> Street., Terre Haute In.**
- 3. BZA 5/26 V & SE: 7694 E. First Street, Riley, In.**
- 4. BZA 6/26/V: 4151 W. National Drive, West 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. Garcia
<u>VOTE</u>	The motion carries 4 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 4 yea(s) to 0 nay(s).
<u>ACTION</u>	Mr. Froderman adjourned the meeting at 10:22 am.

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