Edinburgh Zoning Board of Appeals Minutes
Wednesday, May 6, 2026
6 p.m. Town Hall

Chairman Bill Jones opened the meeting of the Edinburgh Zoning Board of Appeals with roll call. Members in attendance were Allison Detling, Greg Stinson, Karen Fitzpatrick, Keith Sells, and secretary Stephanie Taylor. Staff members present were Town Attorney Dustin Huddleston and Planning Director Julie Young.

Chairman Jones requested that those wishing to speak add their names to the sign-in sheet.

Attorney Huddleston swore in those wishing to speak and explained how the meeting procedures would work.

Keith Sells made the motion to accept the minutes of the April 1, 2026, meeting, as presented. Karen Fitzpatrick seconded the motion, which carried, 5-0.

Planning Director Young presented **Case ZB 2026-04V Cody Harden, Request for Variance from Development Standards** to allow the construction of a home addition three (3) feet from the property line at 601 Clark Street, Edinburgh, Indiana 46124. This case was continued from April 1, 2026. Planning Director Young noted that the petitioner had not satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for Variance/Special Exception. The petitioner verbally asked staff to withdraw this petition. Staff requested that the petitioner make this request in writing. The staff recommendation was to continue the case to the June 3, 2026, meeting, with notification required unless the petitioner makes a written request to withdraw the petition.

Allison Detling made the motion to dismiss the case. Greg Stinson seconded the motion, which passed 5-0.

Planning Director Young then presented **Case ZB 2026-01V Angela Kelsay, Request for Variances from Development Standards.** The petitioner is requesting variances from the Developmental Standards from the Town of Edinburgh Unified Development Ordinance for front setbacks, rear setbacks, and allowance of trash enclosures in the front yard, for the construction of a convenience store and fuel islands at 7995 U.S. Highway 31 South, Edinburgh, Indiana 46124. The subject property is located within the Highway Corridor Overlay. This property was recently annexed into the Town.

Debra Hughes, from Surveying and Mapping LLC, 2810 Dexter Drive, Elkhart, Indiana 46514, spoke as a representative of the owner, Angela M. Kelsay. The petitioner is proposing to construct a three thousand, nine hundred and thirty-seven (3,937) square foot convenience store with fuel canopy and diesel fuel canopy. The petitioner is requesting four variances:

-a setback of thirty-three (33) feet from the west property line (fifty [50] feet required)

-a setback of thirty-six (36) feet from the south property line (fifty [50] feet required)

-a setback of twenty-five (25) feet from the east property line (thirty [30] feet required)

-trash enclosure located in the front yard at the north end of the property; because of the flood plain, the trash cannot be in the back

Staff Comments were as follows:

1. Due to the subject property being a corner lot, with two (2) front yards per the Heckman Village plat, the buildable area of the lot is reduced;

2. The fifty (50) foot setback on the west and south property lines is greater than the current Unified Development Ordinance requirements;

3. The landscaping provisions require that the trash enclosure will have landscaping between it and the street, if the variance is approved to locate the trash enclosure in the front yard; and

4. The landscaping provisions require a buffer between commercial use and residential zoning to the east.

Board members had a couple of questions regarding the previous use of the property. The representative noted that the old fuel tanks have been removed. The present building will be removed, along with the pavement.

No one spoke against the petition.

Staff recommendation was for approval of the petition, subject to the following five (5) conditions:

1. That this decision is null and void should the Petitioner fail to develop the subject parcel within two (2) yeas of the date of the BZA Findings of Fact;

2. That all aspects of this project's development be compliant with all applicable Building Codes adopted by the State of Indiana, and the developmental requirements of the Edinburgh Unified Development Ordinance;

3. The prior to commencement of any construction at the subject parcel, the Petitioner submits application for a Building Permit from the Edinburgh Planning Department as applicable;

4.That site plan approval from the Town of Edinburgh Plan Commission per the provisions of the Unified Development Ordinance is obtained; and

5. Site plan approval from INDOT or required permits as applicable from INDOT are obtained.

Keith Sells made the motion that the four (4) variances be approved, with the five (5) conditions listed above. Greg Stinson seconded the motion, which passed 5-0.

Planning Director Young then presented **Case ZB 2026-05V, Amalia Cisneros, Variance from Developmental Standards,** a request to install an LED sign to communicate Mass schedules and other church-related activities to invite the community to participate at Holy Trinity Catholic Church, 100 Keeley Street, Edinburgh, Indiana 46124. The proposed sign would be twenty-four (24) feet high by seventy-two (72) feet wide electronic message center addition to the existing sign. Because this is a non-residential property in a residential area, a variance is required.

A representative from Fastsigns, 1307 12th Street, Columbus, Indiana 47201, spoke regarding the popularity and usefulness of this type of sign. Instead of relying on print material, updates can happen immediately. He noted that it can be programmed to dim at night and brighten in the daytime.

Barbara Pierse, 405 East Main Cross Street, Edinburgh, Indiana 46124, spoke against the petition. She felt that the sign is inappropriate. Because of the three historical buildings on that corner, an electronic sign would not fit in this residential neighborhood. She noted that without an electronic sign, Mass and other activities are well-attended.

Father Chris Wadelton, (1306 27th Street, Columbus, Indiana) pastor of Holy Trinity, then responded in favor the petition. He noted that there is support for this project from the Pastoral Council and the Finance Council at the church, and other parishioners. The church wants to communicate better with the community and make the campus more welcoming, and this is a way to do that.

Planning Director Young noted that the sign dimming, which was mentioned earlier, is an actual Ordinance requirement.

Board members had many questions regarding whether the church is a part of a historical area for the Town. There was discussion about this sign having a negative effect on the historical look of the church and the town. It was noted that Edinburgh does not have a committee or commission that would approve or oversee changes in a historical district.

Allison Detling made the motion that the case be continued until the June 3, 2026, meeting. Karen Fitzpatrick seconded the motion, which passed 5-0. SaraBeth Drybread, Edinburgh Economic Development Director, and Planning Director Julie Young were asked to investigate whether or not this is a historical area.

Allison Detling made the motion that the petitioner does not have to re-advertise for the next meeting. Karen Fitzpatrick seconded the motion, which passed 5-0.

There being no other business, Keith Sells made the motion to adjourn the meeting at 6:33 p.m. Greg Stinson seconded the motion, which carried 5-0.

Bill Jones, Chair

Stephanie Taylor, Secretary

These minutes are a summary of actions taken at the Town of Edinburgh Zoning Board of Appeals meetings. The full video archive of the meeting is available for viewing at https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffQyWphtcPehlL-R5g for as long as this media is supported.