Edinburgh Zoning Board of Appeals Minutes
Wednesday, June 3, 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.

Keith Sells made the motion to accept the minutes of the May 6, 2026, meeting, as presented. Allison Detling seconded the motion, which carried, 5-0.

Attorney Dustin Huddleston reminded the Board that tonight's meeting was a continuation from the public hearing which was held in May. He said that normally, no more testimony would be taken, but that decision was up to the Board. By general consensus, the Board decided to hear no more testimony.

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.

Planning Director Jule Young noted that information in the Board packet was the same that was presented at the May meeting. The information in red text is the additional information the Board had asked for:

-Holy Trinity Catholic Church is listed on the National Register of Historic Places; therefore, it is also listed on the Indiana Register of Historic Places.

-Holy Trinity Catholic Church is listed as an Outstanding Rating per the County Survey available on the Indiana State Historic Architectural and Archaeological Research Database (1985).

-The Town of Edinburgh has three National Register of Historic Places-Historic Districts, but Holy Trinity Catholic Church is not located within any of these.

-Edinburgh has not passed an ordinance to establish a local Historic Preservation Commission; an ordinance was introduced to the Town Council (twice) in 2020 and did not pass.

-Alex Brooks, Community Preservation Specialist with Indiana Landmarks, an organization that works with buildings on the Historical Register, had been contacted. He believed that an outstanding rated church that heads into Main Street would not be an ideal location for a neon sign.

Discussion then ensued by Board members regarding Historic Districts and why the Town did not include this area when it applied for the three Historic Districts.

Attorney Huddleston reminded the Board that they had three options:

-continue the case;

-approve the variance...agreeing that the three criteria have been met

*1. *General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community*

**2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner*

*3. *Practical Difficulty: The strict application of the terms of the ordinance will result in a practical difficulty in the use of the property. (This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.);* or

-deny the variance...based on one, two, or all three of the criteria not being met

Allison Detling made the motion to deny the case based on the second criteria of Adjacent Properties to the subject property will be affected in a substantially adverse manner. *Staff Findings noted that the strict application of the ordinance **will not** result in a practical difficulty in the use of this property.* Karen Fitzpatrick seconded the motion, which passed 3-2. Board members Detling, Fitzpatrick, and Stinson voted for the denial. Board members Jones and Sells opposed the denial.

There being no other business, Keith Sells made the motion to adjourn the meeting at 6:18 p.m. Greg Stinson seconded the motion, which carried 5-0.

Keith Sells

~~Bill Jones, Chair~~ Keith Sells, Vice Chairman

Stephanie Taylor

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 meetings is available for viewing at https://www.youtube.com/playlist?list=PL0pagNU7lg5FkjGffOyWphtcPehlL-R5g for as long as this media is supported.