



# Sellersburg BZA Minutes

March 16<sup>th</sup>, 2026

The minutes as written are not verbatim, but a summary of the meeting.

**Attendance:**

**Present:**

Karen Huber  
Tom McEwen  
Floyd Combs

**Absent:**

Louie Jensen  
Evan Brown

Jeremy Corbett – Building Commissioner  
LaDonna Broadus -Planning Administrator  
Alex Gaddis – Board Attorney

**Call to Order:**

Tom McEwen called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 pm at Sellersburg Town Hall, 316 East Utica St., Sellersburg.

**Election of officers:**

Louie Jensen was elected Chairman

Evan Brown was elected Vice-Chairman

Tom McEwen was elected Temporary Chairman

LaDonna Broadus was elected Recording Secretary

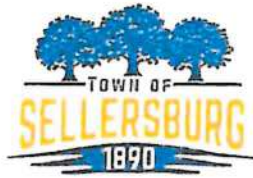
**Approval of Minutes:**

Floyd Combs made a motion to approve the February 17<sup>th</sup> 2026 meeting minutes. Karen Huber seconded the motion. Motion carried 3-0.

**Old Business:** None

**New Business:**

a. 2026-02-DV-01 Patrick Martin, 2141 I Cabin Hill Rd., Borden IN 47106 has filed a Development Standards Variance for a reduction in the 8 feet side yard setbacks for 1103 Dora Drive, Sellersburg, IN 47172



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**Discussion:** Patrick Martin stepped up to the podium and stated his address. He stated he was proposing to build a house with a 3 car garage to make it appealing to an older demographic of home buyers. With the 3 car garage on the house it would widen the footprint of the home and that is why he is asking for a reduction in the required side yard set backs.

Jeremy Corbett then proceeded to read the staff report to the board. Karen Huber asked the Petitioner how many square feet the house was going to be. Pat Martin responded to Karen that the house is going to be 1807 sq. ft. Karen Huber asked how many sq. ft. the HOA of the neighborhood requires? Pat Martin responded 1800 sq. ft.

Tom McEwen invited the adjoining property owners and the public up to comment. Barrett Briscoe- 1105 Dora Dr. Sellersburg, IN 47172 stepped up and stated he has been there 8 years and that his home is 1804 sq. ft. and that he has a 2 car garage. He is concerned that the reduction in the side yard setback is going to make it hard to navigate around his home. Lauren Hauberlein 1101 Dora Dr. Sellersburg, IN 47172. She asked if someone could simplify the explanation of the reduction. Jeremy Corbett was able to display the site map and the floor plan of the home on the monitors in the Council Room for closer review by the public. Jane Meyer 1105 Dora Dr. Sellersburg, IN 47172 stepped up to the podium and asked what site plan was correct because she had a copy of the previously submitted site plan. The Board took time to read a letter submitted for review from a member of the public (Exhibit A)

Jeremy Corbett then read the elements associated with a Development Standards Variance and asked the members to vote on each individually. Element 1 passed, element 2 passed, and element 3 failed and was not met.

Floyd Combs made a motion to deny petition 2026-02-DV-01, Karen Huber seconded the motion, a vote was taken 3-aye, 0-nay Motion carries.

**Executive Session pursuant to IC 5-14-1.5-6.1(b)(2)(B) -- discussion of litigation strategy regarding threatened litigation arising from violations of the Town's temporary sign ordinance**

Kare Huber made a motion to go into Executive Session. Floyd Combs seconded the motion. Vote taken 3-aye 0-nay, Motion carries

Tom McEwen called the meeting back in order.



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**Board Attorney:** Alex Gaddis explained the need for enforcement action.

Karen Huber made a motion for the BZA along with other Municipalities to initiate an injunction to Andes Roofing and Andes Realty to keep from placing signs in the Public Right of Way and to recover any costs by the Town of enforcing the action. Floyd Combs seconded the motion.

Vote taken: 3-aye, 0-nay, Motion carries

**Adjourn:** Motion to adjourn made by Floyd Combs and seconded by Karen Huber. Vote taken Motion carries 3-0. Meeting adjourned 7:04 P.M.

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Louie Jensen

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Karen Huber

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Tom McEwen

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Floyd Combs

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Evan Brown

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Attest: Jeremy Corbett