

BOARD OF ZONING APPEALS

City Concourse, 1402 H St. Bedford IN

Tuesday, May 26, 2026

3:00 PM

Meeting Minutes

Attending: Chairman Matt Parker, Vice-Chairman Steve Kimbley, Mel Rile, Bill McFadden, Mitchel Knapp, Heath Hawkins and Sec./Director Kevin Jones.

Call to Order: Matt Parker at 3:00PM

Reading of Minutes for April 28, 2026: Bill made a motion to approve the minutes as printed, and it was seconded by Mel. Motion passed.

Public present: Brian Higgins, Christopher Quintana, Rob Bogdon, Matt Evans, Jason Hodges, Melinda Evans, Mike Evans, Linda Connors, Kenny Simpson, Karen Goodwine.

Media: None present

New Business:

1. A Public Hearing for Brian Higgins and Christopher Quintana who are requesting a Variance of Use Special Exception Permit for property located at 1210 R St. Bedford, IN. 47421. They have a signed purchase agreement for the property. They wish to operate a Used Car Sales in a Residential (R-2) zoned area. The Planning Commission approved the initial request on May 12, 2026, so the matter could be heard at a public hearing.

Brian Higgins presented the plan to the board. He estimated they would have approximately ten vehicles for sale on the lot, and that would leave enough space for four customers and employees' vehicles. All vehicles would be operational, and no repairs would be made on site. The hours of operation would be by appointment only, and most of the sales would be online.

Rob Bogdon spoke against the plan. Concerned about increased traffic in the area and surrounding streets, lighting that would be used on the lot affecting neighbors, historical neighborhood and a car lot would have a negative impact to the area.

Mike Evans, neighbor to the property, opposed the request. Concerns about traffic in the area, and his family use the alley to access their property.

Melinda Evans, neighbor, opposed the request. Concerns about the amount of traffic at all hours of the day, and how it would interfere with their lives.

Kenny Simpson opposed a car lot at that location due to the number of people in the neighborhood that use the alley and street to walk and travel.

Jason Hodges pointed out that when R St Grocery was in business the amount of the traffic was greater than what a small car lot would bring. He remarked that Evans' have 4 or 5 vehicles plus a food truck parked on their property. When the hair salon and barber shop were open there were vehicles in and out of the lot all day and no one had issue with it.

Karen Goodwine, Realtor, said it feels like the neighbors want the property as their own, but are not willing to purchase it and oppose any type of business on the property.

Steve said that he was pro-business, but this property is zoned residential. A variance was obtained in the 80's and 90's for a small business to run out of that location. R St is a busy street with no parking on the east side of the street, and he as concerned about the delivery of vehicles to that location blocking the street.

Bill expressed that the lot is residential and that the previous business was different than the proposed car lot.

Mel asked if there was opposition that had been expressed to the Planning Department and Kevin pointed out the negative views of four neighbors in the packet, Carol Skillman, Whitney Bailey, Anna Hearth and Matthew Wyss.

Heath commented that it seemed that most of the neighbors oppose the request.

Steve made a motion to reject the application, and Bill seconded. Board unanimously rejected the request.

Discussion: None

Adjournment: Mel made a motion to adjourn the meeting, and Bill seconded. Approved.