

October 7, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris, Mark Clinkenbeard, Terry Modesitt.
9:23 a.m. the Board held a rezoning hearing.

Area Planning Director Jared Bayler noted next month's meeting was moved to November 18th due to a Holiday.

Jared also noted there was a road name change request and portions of South First Street/Prairieton Road are now called Riverside Drive.

UZO #14-25: Parcels 84-07-16-100-030.000-008/028-Trustee Sub Lot 7-8. The properties are located at the Southeast Side of North Hunt Road & East Old Maple Avenue, Terre Haute, IN. Currently zoned M-1 Light Manufacturing District, with a proposed zoning to be C-4 Commercial Office District. Surrounding uses are A-1 and C-1 to the North, R-2M, R-S to the South, M-1 to the West and R-S to the East. Property owner is Chances and Services for Youth, Inc. The building has been used as manufacturing for many years. The current owner has stated there is a need for an early learning center in our community. This site will offer enough room to accommodate the need. Public use areas will need hard surfacing and a parking plan is needed. Staff offered a favorable recommendation. The Area Plan Commission also offered a favorable recommendation. There were no remonstrators present at this meeting. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

UZO #15-25: This property is located on the North Side approximately 1,000 ft to the East of the intersection of W. Dugger Avenue & N. Regan Place, West Terre Haute, IN. Currently zoned C-4 Commercial Office District, with a proposed zoning to be A-1 Agricultural District. Surrounding uses are A-1 to the North, A-1 to the South, A-1 to the West and A-1 to the East. Property owners are Paul D. Ford & Arthur Douglas Ford JT/RS. Notices were sent to adjacent property owners within 1/2 mile of the address to satisfy the UZO. Barnyard animals will be permitted, and are anticipated, as well as any other use as identified under Indiana Code. The property was previously used as WPFR FM Radio. The garage is the only thing left on the property. The estate is being reconfigured into 5 lots for the family. Staff offered a favorable recommendation. The Area Plan Commission also offered a favorable recommendation. There were no remonstrators present at this meeting. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

UZO #16-25: Parcel 84-05-26-426-013.000-021. This property is located at 4151 W National Drive, West Terre Haute, IN. Currently zoned R-S Single Family Residential Suburban District, with a proposed zoning to be R-3 Multifamily Residential District. Surrounding uses are A-1 to the North, R-S to the South, R-S to the West and C-2 and A-1 to the East. Property owner is A-Z Rentals, LLC. The property has been used as long-term efficiency apartments for many years. A fire caused damage to several of the apartments, and the property has set vacant now for over 18 months. Thus, legal nonconforming status had been lost. Rezoning of the property will allow for rehabilitation and reuse of the property. 8 more paved parking spots will be needed, along with 1 ADA. Other BZA approvals may be needed once a site plan is submitted. Staff offered a favorable recommendation with approval of a site plan and BZA approvals where variances are needed. The Area Plan Commission also offered a favorable recommendation with the same conditions. There were remonstrators present at the BZA meeting. There were none at this meeting. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

The meeting was adjourned at 9:31 a.m.

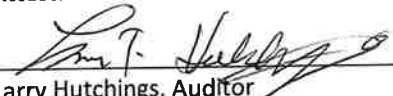


Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:



Larry Hutchings, Auditor