

April 18, 2023

Commissioners' Conference Room
Vigo County Government Center
Terre Haute, Indiana

Present: Mike Morris, Chris Switzer, and Mark Clinkenbeard
9:30 a.m. the Board held a rezoning hearing.

UZO #2-23: Parcel No. 84-13-02-151-013.000-006. This property is located approximately 139 feet north of East Selina Drive on the east side of South US Highway 41. The proposed use is for property for expansion of business. Currently zoned A-1 Agricultural District with the proposed zoning to be C-7 General Commercial District. The address is 10430 South US Highway 41, Terre Haute, Indiana. Surrounding uses are C-7 to the north, C-7 and R-S to the south, A-1 to the east, and M-2 to the west. Property owner and petitioner is Adam Tingley.


The petitioner is requesting a rezoning to allow for an expansion for the existing commercial use to the south. The petitioned property is already being used for outdoor storage and display. Property has recently been surveyed and is utilizing new legal descriptions from the created new parcels. Rezoning is for the west parcel only. Combination of the parcels would require an additional rezoning petition. An existing home is on the petitioned property. This will need to be rendered uninhabitable as residential is not permitted in this commercial zoning. Public sewer and water will need to be utilized if available. If not available, then IDEM approval for commercial systems will be needed. If any changes are to be made to the ingress/egress locations or direction of traffic flow, then commercial drive cut designs and locations will need to be approved by the appropriate regulatory bodies. Petitioner will need to provide a landscape and buffer plan where residential properties adjoin. Hard surfacing or relief from the BZA must be completed.

Staff offers a favorable recommendation with the following conditions: 1) BZA approval for non-hard surfacing; 2) landscape and buffer plan where residential adjoins; and 3) evidence that the residential structure has been rendered uninhabitable. Area Plan offered a favorable recommendation. There were no remonstrators. Chris Switzer made a motion to approve this rezoning. Mark Clinkenbeard seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

With no further business, the Board recessed at 9:40 a.m.



Mike Morris



Chris Switzer



Mark Clinkenbeard

Attest:



James W. Bramble, Auditor