

June 13, 2023

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

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


UZO #7-23: One lot Sub part of Parcel No. 84-09-03-401-037.000-004. This property is located approximately behind 3501 Erie Canal Road. The proposed use is for a new dog boarding, training and grooming facility. Currently zoned C-2, Community Commercial District with the proposed zoning to be C-7 General Commercial District. No address is currently assigned. It is part of a new subdivision that was called K-9.5. Surrounding uses are R-2M to the north, R-S (legal nonconforming) to the south, O-S to the east, and R-2M to the west. Property owner and petitioner is ECR Properties LLC.

The petitioner is requesting a rezoning to allow for the placement of a dog training facility. Subdivision of the property and Board of Zoning Appeals requests have also been filed for the proposed use. The subdivision has been approved. Buffering along the south will not be needed. The current use is a legal, non-conforming concrete and masonry business and is not residential in nature. Petitioners have applied for relief from the non-hard surfacing, to continue the use of the natural landscaping in the buffer where the residential adjoins and a special exception use to allow for outside runs. Parking is not indicated on the site plan. Parking equaling or exceeding 3 stalls plus one per employee is required.


Staff offers a favorable recommendation with the following conditions: 1) BZA approval for non-hard surfacing, landscape and buffer plan where residential adjoins and a special exception use to allow outside run; 2) approval of the major subdivision; and 3) revision of the site plan to meet or exceed the minimum parking standards. There were remonstrators present. Area Plan offered a favorable recommendation.

There was a short discussion with the petitioners. It was noted that the concerns of the remonstrators were addressed at the meeting and everyone was satisfied with the answers. Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a 2-0 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