

July 11, 2023

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

Present: Mike Morris, Chris Switzer and Mark Clinkenbeard
9:35 a.m. the Board held a rezoning hearing.

UZO #8-23: Parcel No. 84-02-35-429-001.000-013/002/003. This property is located on North Lafayette Street and East Linn Avenue. Property addresses are 4987, 4989, 4991 and 4993 North Lafayette Street, Terre Haute, Indiana. The proposed use is for a commercial office building. Currently zoned C-6, Highway Commercial and C-2 Community Commercial, with the proposed zoning to be C-4 Commercial Office District. Surrounding uses are C-2 to the north, C-2 to the south, R-1 to the east, and C-7 to the west. Property owner and petitioners are Luke and Brenda Anderson.

The petitioners are requesting a rezoning to allow for construction of an office building. Petition includes design for a commercial building to be located on the petitioned lots. Engineering will need to review the plans as recent road projects may affect the right-of-way and the buildable area and building location on the lot. Portions of the lots are in a special FEMA identified special flood hazard area. Any development, as defined in the Flood Hazard Ordinance for Vigo County, must meet all local, state, and federal regulations for construction in the Special Flood Hazard Area.

Staff offers a favorable recommendation with a submitted site plan that is in keeping with Flood Hazard Ordinance and UZO standards, approval of a storm water and drainage plan, combine parcels into one lot, and a new address to be issued for the building. There were no remonstrators present. The Area Plan Commission also offered a favorable recommendation.

Chris Switzer made a motion to approve this rezoning. Mark Clinkenbeard seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

UZO #9-23: Parcel No. 84-14-17-100-011.000-015 & 010 – Thompson – Yaw Hill sub re-plat 1.31 acres & 14.39 acres. This property is located on the west side of S. Singurst Street approximately 1,647 feet north of the intersection of S. Singhurst Street and E. Cottom Drive. Property address is 12525 S. Singhurst Street, Pimento, Indiana. The proposed use is for a single family residence and agricultural. Currently zoned C-3 Regional Commercial District, with the proposed zoning to be A-1 Agricultural District. Surrounding uses are A – 1MO to the north, A - 1M to the south, A-1 to the east, and M-2, A-1 to the west. Property owner and petitioner is Bret H. Thompson.

The petitioner is requesting a rezoning to allow for construction of single family home and agriculture. Notices were sent to adjacent property owners within ½ mile of the address. Staff offers a favorable recommendation as long as no property owners within ½ mile objects and there were no objections. There were no remonstrators present. The Area Plan Commission also offered a favorable recommendation.

Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

With no further business, the Board recessed at 9:45 a.m.

Mike Morris

Mike Morris

Chris Switzer

Chris Switzer

Mark Clinkenbeard

Mark Clinkenbeard

Attest:

James W. Bramble

James W. Bramble, Auditor