

November 12, 2024

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard

9:10 a.m. the Board held a rezoning hearing.

Jared Bayler said there was 1 item of new business and one item of old business that had been tabled from last month. The new item of business was addressed first.

UZO #19-24: Parcel No. 84-07-15-202-006.000-008. This is property located at 8653 Wabash Avenue, Terre Haute, Indiana. The property is located East on Wabash Avenue 1/8 mile east of Glenn Ayre Street on the south side of Wabash Avenue. Currently zoned R-S Single Family Residential Suburban District, with the proposed zoning to C-7, General Commercial District. Surrounding uses are R-S to the north, C-7 to the south, R-T to the east, and C-7 to the west. Property owner and petitioner is Joseph C. Bouchie. The petitioner has requested the rezoning to combine this small portion he is wishing to rezone with the larger portion of the property he owns at this same location and construct a commercial building. Staff offered a favorable recommendation. Area Plan also offered a favorable recommendation. There were no remonstrators present. Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

UZO #17-24: Parcel No. 84-08-25-301-001.000-017. This matter was tabled at last month's meeting. As a refresher, this is property located on the east side of South State Road 63 approximately 410 feet south of the intersection of West Kennett Drive, Terre Haute, Indiana. Currently zoned A-1 Agricultural District, with the proposed zoning to be C-2 Community Commercial District for a retail store. Property owners and petitioners are represented by Louis F. Britton. Mr. Britton briefly reviewed what is being sought by this rezoning. He and Charles Overton, a principal with the project developer, had met with neighbors last week to try to answer questions, resolve concerns, and clarify some matters. Mr. Britton did talk about the specific area that was being requested to be rezoned because he felt there might be some confusion as to the actual location. He also listed some requested assurances/actions that the residents had asked for that the company would be willing to acquiesce to and discussed others. Paul Fouts of Prairieton spoke against the project and presented petitions, both physical and on line, to the Commissioners containing just shy of 500 signatures opposing this rezoning. Monte Hunt also spoke against the project and gave some zoning history. Aaron Richmond also spoke against the rezoning and advised that there was a local investor who was interested in buying the entire parcel and developing it for housing since they had become aware the current owners were willing to sell. Brian Kerns, a local resident and former Area Plan Commission member, whose name was not on the petition but would be willing to add same, said it was his opinion that this would not be the best use of the property. Mr. Britton reminded all that the current Area Plan Commission, both the staff and the Plan Commission, had approved this proposed rezoning. Mike Morris asked if any of the residents present knew why there was a road adjacent to Kennett Place. Dan Farmer said that had been built so people on the west side could get out when the area flooded. It is used simply as a driveway. He also refuted a comment made earlier by counsel for the petitioners that the current Dollar General at SR 63 and Springhill was overloaded business-wise. Chris Switzer said it is not the job of the Commissioners to make recommendations to developers on where to relocate. He commended the residents on their organization and preparation in opposition. Mr. Switzer then made a motion to deny this rezoning. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

The meeting was adjourned at 9:50 a.m.



Chris Switzer



Mike Morris

Attest:


James W. Bramble, Auditor

Mark Clinkenbeard