

June 10, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard, Jared Bayler, Terry Modesitt.
9:25 a.m. the Board held a rezoning hearing.

UZO #6-25: Parcel 84-09-19-251-001.000-003/016. This is property located at 6638 S St. Rd 63, Terre Haute, IN. Currently zoned R-S Single Family Residential Suburban District, with a proposed zoning to be C-2 Community Commercial District. Surrounding uses are A-1 to the north, R-S to the south, A-1 to the west, and R-S to the east. Property owner are Ted Pohlman IV and Joan Pohlman. The property is the former site of Joan and Yogi's gas station convenience mart/restaurant. The original use and zoning would be a legal non-conforming use if they were still in business. The property has sat vacant for several years now. As the use has been discontinued for 18 months, it has lost the legal non-conforming status and must be brought into compliance. The property owners have leased the former business location, and wish to rezone so the property can be used again as a convenience market/restaurant. The tenant has applied for remodel permits for cosmetic and aesthetic improvements. The Board of Zoning Appeals offered a favorable recommendation. The Area Plan Commission also offered a favorable recommendation. There were remonstrators present and the main concern was impact on surrounding uses. Mike Morris asked the property owners about future plans for the property. The property owners said after getting back into compliance, they may re-open the gas station. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

UZO #7-25: Parcel 84-07-15-202-003.000-008. This is property located 8567 Wabash Avenue, Terre Haute, IN. Currently zoned R-S Single Family Residential District, with a proposed zoning of C-3 Regional Commercial District. Surrounding uses are R-S to the north, R-T to the south, R-S to the west, and C-7 to the east. Property owner is Twiggy's Restaurant & Pub, Inc. Twiggy's or Sweet Lou's Pizzeria has been in operations for many years. The petitioner has also added an outdoor seating area. Rezoning to C-3 will allow the business the opportunity to continue to expand and grow without further need of rezoning. A variance for the front yard setback will need Board of Zoning Appeals approval. The Area Plan Commission offered a favorable recommendation. There were no remonstrators present. Twiggy's representation, Attorney Eddie Felling they would be attempting to get the variance through Board of Zoning Appeals the following day. Mike Morris made a motion to approve the proposed zoning. Chris Switzer seconded the motion. The motion passed with a 3-0 vote.

The meeting was adjourned at 9:29 a.m.

Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:


Larry Hutchings, Auditor