

July 8, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard, Jared Bayler, Terry Modesitt.
9:28 a.m. the Board held a rezoning hearing.

UZO #10-25: Parcels 84-03-20-200-001.000-012 & 84-03-20-200-002.000-012. The properties are located at the Southeast corner of Rio Grande Avenue and Rosedale Road, Terre Haute, IN. Currently zoned A-1 Agricultural District, with a proposed zoning to be C-1 neighborhood commercial district. Surrounding uses are A-1, C-1, C-2 to the north, A-1 to the south, R-S, C-1 to the west, and A-1 to the east. Property owner is Sandcut Ventures, LLC. The existing building located at 8049 Rosedale Road was used as a firehouse/center for the community. At this time the petitioner is unsure of the type of business that will be placed in the building, however, it will be under C-1 zoning. The proposed convenience store and gas station to be constructed to the north of the firehouse will feature a restaurant with a drive-thru. The Area Plan Commission also offered a favorable recommendation with the following conditions: 1.) Health department approval 2.) Vigo County engineering approvals. Staff offered a favorable recommendation with the same conditions. There were no remonstrators present at this meeting. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

UZO #11-25: Parcels 84-02-27-278-001.000-013 & 84-02-27-278-002.000-013. This is property located 1790 E Howard Avenue, Terre Haute, IN. Currently zoned R-1 Single Family Residential District, with a proposed zoning of A-1 Agricultural District. Surrounding uses are A-1 to the north, A-1 to the south, R-1 to the west, and A-1 to the east. Property owner is Rikki Souza. The property was previously used as a horse boarding facility until it lost its legal non-conforming use. The petitioner in 2024 purchased this property in hopes continuing the horse boarding facility. The Area Plan Commission offered a favorable recommendation. Staff also offered a favorable recommendation. There were no remonstrators present. Area Planning staff also offered a favorable recommendation. Mike Morris made a motion to approve the proposed zoning. Chris Switzer seconded the motion. The motion passed with a 3-0 vote.

UZO #12-25: Parcels 84-09-22-251-004.000-004/005/006. This is property located 6620, 6686, and 6700 S. Carlisle Street, Terre Haute, IN. Currently zoned R-1 Single Family Residential District, with a proposed zoning of C-3 Regional Commercial District. Surrounding uses are C-2 to the north, R-1, C-1 to the south, R-1 to the west, and R-1 to the east. Property owners are Brian Homsangpradit, Adisai and Shirley Homsangpradit. The petitioner has requested rezoning to allow for the development of a strip mall that will include a doughnut shop with a drive through. The Area Plan Commission offered a favorable recommendation. There were no remonstrators present. The existing home on 6700 S. Carlisle Street will be demolished. The other lots were the site of a single family homes that have been vacant for at least 5 years. It is understandable there is a certain demand for goods and services in the area. Area Plan Commission offered a favorable recommendation with the following conditions: 1.) Combination of the parcels into a single lot 2.) Road cut permits and improvements to highway 41 as required by INDOT 3.) Commercial drive cut permits and improvements along Carlisle as required by Vigo County Engineering 4.) Approval of a landscape (Type C) and buffer plan 5.) Storm Water and drainage plan approval 6.) Approval of the site plan. Staff also offered a favorable recommendation with the same conditions. There were remonstrators present. Kara Scott lives in the area neighboring the proposed business and strip mall. She read neighbor's comments expressing concerns about traffic, noise, and disturbances. She expressed concerns about odors associated with food preparation. Kara also expressed concerns about property value impacts to the neighborhood. Kara noted there are already empty strip malls in the Terre Haute area with vacant spaces. She distributed pictures of the property and expressed similar concerns to the neighbor's letter she read of her own. Chris Switzer said

there were commercial facilities all around the area anyway and he did not believe the proposed Dunkin Donuts establishment would have a large impact on crime or traffic. Mike Morris asked if the petitioner had discussed getting a cut of Highway 41 with INDOT. The petitioner had not. Mike noted it may be difficult to get an entrance and exit on 41. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

The meeting was adjourned at 9:47 a.m.


Chris Switzer


Mike Morris


Mark Clinkenbeard

Attest:


Larry Hutchings, Auditor