

**VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
JULY 2025**

A. CALL TO ORDER

The meeting (#685) was called to order by John Hanley, Vigo County Area Plan Commission President at 6:00 p.m. on July 2, 2025 in the Council's Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute. IN 47807.

B. ROLL CALL

Ryan Baker	Present	Norm Froderman	Present
Kevin Beaver	Present	Don Fulk	Present
Deborah Carter	Absent	John Hanley	Present
James Chrisman	Present	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Present
Mark Clinkenbeard	Present	Amanda Thompson	Absent
John Collett	Present	William Verdeyen	Absent

D. DETERMINATION OF A QUORUM

Mr. John Hanley stated a quorum was present and the Commission could conduct business.

Staff members working at this meeting were Jared Bayler, Executive Director, Sydney Shahr, Assistant Director/Floodplain Administrator, Penny Kahl, General Planner II, Jennifer Clark, Assistant Planner and Savanah Saguilan, Administrative Assistant.

E. CONSIDERATION OF PREVIOUS MINUTES

REGULAR MINUTES: June 4, 2025

MOTION: Mr. Norm Froderman made a motion to accept the Previous Minutes.

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

F. STATUS REPORT ON ITEMS PREVIOUSLY HEARD

The subdivisions have been passed by the Area Plan Commission. The findings of fact have met the criteria of the Subdivision Control Ordinance (included in packet).

MOTION: Mr. Norm Froderman made a motion to accept the Status Report.

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

G. PUBLIC COMMENT ON NON-AGENDA ITEMS (5 Minutes)

None

H. REPORT OF EXECUTIVE DIRECTOR/ASSISTANT DIRECTOR

DISCUSSION: Mr. Jared Bayler presented his report and noted the handouts that were given out. Ms. Sydney read her report and discussed the GO #2 (Historic Preservation) meeting. The new language was approved for the Flood Ordinance from DNR and FEMA and will be introducing it on next month's agenda.

MOTION: Mr. Ryan Baker made a motion to accept both the Director and Assistant Director's Report.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

I. COMMITTEE REPORTS

1. Plat Committee – Innovation Grove Secondary – Approved
 2. Ordinance Committee – Met on June 17 regarding several upcoming items, minutes were handed out, also met to discuss the Historical Preservation Ordinance
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J. COMMUNICATIONS RECEIVED

Numerous handouts not included in the packets were passed out.

K. COMMUNICATIONS RECEIVED FROM THE PUBLIC (Other Than Agenda Items)

None

L. OLD BUSINESS

A. CITY REZONINGS

None

B. SUBDIVISIONS with CITY REZONINGS

None

C. SUBDIVISIONS with COUNTY REZONINGS

None

D. SUBDIVISIONS – MINOR, Primary/Secondary

None

E. SUBDIVISIONS – MAJOR, Primary

None

F. SUBDIVISIONS – MAJOR, Secondary

None

G. SUBDIVISIONS – MAJOR, Primary/Secondary
None

H. COUNTY REZONINGS
None

M. NEW BUSINESS

A. APPROVAL AND RECOMMENDATION REQUESTS
None

B. CITY REZONINGS
None

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary/Secondary
None

E. SUBDIVISIONS with CITY REZONINGS
None

F. SUBDIVISIONS with COUNTY REZONINGS
None

G. SUBDIVISIONS – MAJOR/Primary
None

H. SUBDIVISIONS – MAJOR/Secondary
None

I. SUBDIVISIONS – MAJOR/Primary/Secondary
None

J. COUNTY REZONINGS

**1. Docket #48 UZO #10-25 8049 Rosedale Rd
A-1 to C-1 Neighborhood Commercial District**

Mr. Jared Bayler read the staff report. The Ryan Perkins was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Health Department approval
2. Vigo County Engineering approval

DISCUSSION: Mr. Leonard Stultz, who owns the property next door, had concerns about drainage on the property. Mr. John Hanley stated someone will review the drainage plans so there shouldn't be an issue. Ryan stated Leonard's concern is legitimate and has gotten worse since Family Dollar was built. His engineer is aware of this issue. Mark Clinkenbeard said he will check with the County Engineer and make sure his is aware of the water issues in this area and see if they can be addressed.

MOTION: Mr. Ryan Baker made a motion to send a FAVORABLE recommendation.

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

**2. DOCKET #49 UZO #11-25 1790 E. Howard Avenue
R-1 to A-1 Agriculture and Rural Residential District**

Mr. Jared Bayler read the staff report. Adjacent property owners were notified within ½ mile per Section 1(N) of the UZO. The Petitioner was present.

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

MOTION: Mr. Mark Clinkenbeard made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

**3. DOCKET #50 UZO #12-25 6620, 6686, 6700 S. Carlisle
R-1 to C-3 Regional Commercial District**

Mr. Jared Bayler read the staff report. A site plan, floor plan, and elevations were provided. The Petitioner was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Combination of parcels into a single lot
2. Road cut permits and improvements to Hwy 41 as required by INDOT
3. Commercial drive permits along Carlisle as required by Vigo County Engineering
4. Storm water and drainage plan approval
5. Approval of the site plan
6. Approval of a landscape and buffer plan

DISCUSSION: Ms. Cara Scott, 700 E. Gilchrist Dr, has concerns about the increase in crime and traffic, no light also at that intersection.

MOTION: Mr. John Collett made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

K. CITY/COUNTY GENERAL ORDINANCES

**1. DOCKET #51 GO # 2-25 Amendment to Terre Haute City Code
Establishing an Historic Preservation Commission**

Ms. Sydney Shahar read the staff report. Todd Nation was present for the Petitioner.

RECOMMENDATION: UNFAVORABLE

DISCUSSION: Mr. Todd Nation discussed how this ordinance mirrors the State language and will impact the community to preserve and maintain buildings in the city. Mr. Kevin Beaver had concerns with dictating the color of a house or business. Mr. Marcus Maurer had concerns of how the ordinance is written in its entirety. Mr. Norm Froderman and Mr. John Hanley questioned Mr. Todd Nation about how the ordinance is written as well. Ms. Keri Yousif presented a slide show created by Nathan Hawkins that showed the many buildings and homes that have been lost in the city over the past 40 years. Chris Wolf, 1139 S. Center, enjoys the historical protection it provides as an asset.

MOTION: John Collett

SECOND: Norm Froderman

VOTE: The Motion carried unanimously

L. RESOLUTIONS
None

N. PLAN COMMISSION DISCUSSION
None

O. ADJOURN

MOTION: Mr. Norm Froderman made a motion to Adjourn.

SECOND: Ms. Debbie May

VOTE: The motion carried.

TIME: 7:00 p.m.

John M. Hanley, President
Area Planning Commission
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Norm Froderman, Secretary
Area Planning Commission