

August 13, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

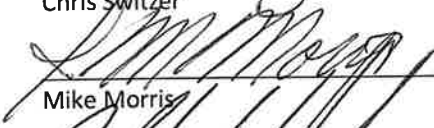
Present: Chris Switzer, Mike Morris, Terry Modesitt.
9:22 a.m. the Board held a rezoning hearing.

UZO #13-25: Parcels 84-09-05-376-006.000-004, 84-09-05-376-006.000-005, 84-09-05-400-005.000-004. The properties are located at the south side of W. Johnson Drive and S. State Road 63, Terre Haute, IN. Currently zoned R-S, Single Family Residential Suburban, R-T Mobile Home Trailer Park, and A-1 Agricultural District, with a proposed zoning to be C-2 Community Commercial District. Surrounding uses are A-1 and R-T to the north, R-S and A-1 to the south, O-1 to the west, and C-7 to the east. Property owner is India Ecumenical Center of Terre Haute, Inc. The property contains multiple zoning classifications. These are remnants from past uses or original zoning. The proposal is to rezone the entire property for a religious use temple with accessory uses and a meeting hall. An area to the south, still on the same property, is identified for future development. Dr. Vuppala Reddy approached the Commissioners and expressed his affection for the Terre Haute community and said the proposed center would act as a cultural and spiritual center and double as a recruitment center for Terre Haute business. Chris Switzer asked when construction would begin upon approval. Dr. Reddy he would like construction to start before the end of the year. Chris asked about full-time employment associated with the center. Dr. Reddy confirmed there would be at least one full-time employee. The Area Plan Commission also offered a favorable recommendation with the following conditions: 1.) Vigo County Engineering Approval for a storm water and drainage plan. 2.) Approval from INDOT or Vigo County Engineering for the drive cut design and location. 3.) Site plan approval. 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 2-0 vote.

Vigo County Area Planning Administrative Assistant and Floodplain Administrator Syndney Shahar submitted a resolution detailing the area plan commission's findings to amend the floodplain ordinance seconding of the Vigo County Unified Zoning Ordinance. She explained the current ordinance was too restrictive. She said in 2021 FEMA and the DNR completed a multi-year review and approval of a new model ordinance. She said every single community in Indiana will be required to use this model ordinance and said there will be a couple of years for everyone to get into compliance. She said once the Honey Creek Conservancy is complete, Vigo county will join what is called the Community Rating System. She said this system will allow discounts for anyone who has to have a flood insurance plan and said this resolution is the first step towards this. She said the main issue Vigo County Area Planning wanted to tackle with this ordinance is the one-time non-substantial permitting regulation. Syndney said any homeowners with a home built before the current flood plain ordinance to have one remodel for the entire life of the structure under the current ordinance. She said under this revision to the ordinance homeowners could remodel every five years. Mike Morris made a motion to approve Resolution 1-25: The Vigo county Area Plan Commission's Findings for a Favorable Recommendation to Amend the Floodplain Ordinance Section of the Vigo County Unified Zoning Ordinance (Flood Damage Prevention Ordinance). Chris Switzer seconded the motion. The motion passed 2-0.

The meeting was adjourned at 9:33 a.m.

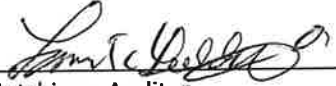


Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:



Larry Hutchings, Auditor