

VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
September 3, 2025

A. CALL TO ORDER

The meeting (#687) was called to order by John Hanley, Vigo County Area Plan Commission President at 6:00 p.m. on September 3, 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	Absent
Kevin Beaver	Present	Don Fulk	Present
Deborah Carter	Absent	John Hanley	Present
James Chrisman	Absent	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Present
Mark Clinkenbeard	Present	Amanda Thompson	Absent
John Collett	Present	William Verdeyen	Present

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 Shahar, 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: August 6, 2025

MOTION: Mr. Ryan Baker made a motion to accept the Previous Minutes.

SECOND: Mr. William Verdeyen.

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: Mr. Marcus Maurer.

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 stated that due to a family emergency Sydney will take over the subdivisions for this meeting. Ms. Sydney Shahar discussed that she submitted everything to DNR for the floodplain ordinance.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

I. COMMITTEE REPORTS

1. Plat Committee – Brad Greiner Sub – Approved
2. Ordinance Committee – Met on August 20, 2025, regarding GO #8 Amending the Terre Haute City Code Chapter 10, Article 2, Comprehensive Zoning Ordinance, Division VIII, Residential Districts and Division X, Commercial Districts to add C-1R Child Care District

J. COMMUNICATIONS RECEIVED
None

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

1. **DOCKET #68 File #36-25, 3250 and 3450 Locust Street
M-2 to C-5 General Central Business District**

Ms. Sydney Shahar read the staff report. Attorney Jeff Lewellyn was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE.

DISCUSSION: None

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

SECOND: Mr. Mark Clinkenbeard

VOTE: The motion carried unanimously.

2. **DOCKET #73 File #37-25, 1624 N 13th Street
M-1 to R-2 Two Family Residence District**

Ms. Sydney Shahar read the staff report. Attorney Eddie Felling is here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Approval of variance by the City Board of Zoning Appeals
2. Site plan approval by the Department of Engineering

DISCUSSION: None

MOTION: Mr. Norm Froderman made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Mark Clinkenbeard

VOTE: The motion carried unanimously.

**3. DOCKET #74 File #38-25, 1083 Cedar Ridge Court
R-1 to R-3PD Apartment Residence District Planned Development**

Ms. Sydney Shahar stated that this has been withdrawn. Mr. Richard Shagley II was here on behalf of the petitioner and stated the same.

RECOMMENDATION: None

DISCUSSION: None

MOTION: Mr. Norm Froderman made a motion to withdraw this rezoning.

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary/Secondary
1. **DOCKET #62 File #36-25 Randall Tucker**

Ms. Sydney Shahar read the staff report. The petitioner was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Record in 90 days

DISCUSSION: None

MOTION: Mr. John Collett made a motion to APPROVE this subdivision with the above recommendation.

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

2. DOCKET #65 File #39-25 Foster Subdivision

Ms. Sydney Shahar stated that the petitioner asked for this subdivision to be tabled.

RECOMMENDATION: None.

DISCUSSION: None

MOTION: Mr. John Collett made a motion to table this subdivision.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

3. DOCKET #72 File #43-25 Blue Oaks Subdivision

Ms. Sydney Shahar read the staff report. Mr. Rick Lasure was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Recorded within 90 days

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to APPROVE this subdivision with the above recommendation.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

E. SUBDIVISIONS with CITY REZONINGS
None

F. SUBDIVISIONS with COUNTY REZONINGS
None

G. SUBDIVISIONS – MAJOR/Primary
None

H. SUBDIVISIONS – MAJOR/Secondary

1. DOCKET #64 File #38-25 Local 157

Ms. Sydney Shahar read the staff report. Richard Shagley II was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Bonding of 110% for infrastructure
2. Country Engineering review and approval
3. Minor plat revisions
4. Approval of a landscape and buffer plan if necessary
5. FAA Approval

DISCUSSION: None

MOTION: Ms. Debbi May made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

6. DOCKET #70 File #41-25 R & B Thomas Estates

Ms. Sydney Shahar read the staff report. Mr. Richard Shagley II was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Record both the subdivision and the signed road maintenance agreement within 90 days

DISCUSSION: None

MOTION: Mr. Ryan Baker made a motion to APPROVE this subdivision with the above recommendation.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

2. DOCKET #71 File #42-25 Graham and Cunningham

Ms. Sydney Shahar read the staff report. Tommy Graham was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Bonding of 110% for infrastructure improvements if needed
2. Addition of utility easement location on the plat
3. Any other plat corrections

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

I. SUBDIVISIONS – MAJOR/Primary/Secondary

1. DOCKET #69 File #42-25 Redemption

Ms. Sydney Shahar stated that the petitioner asked to table this subdivision. No vote was needed.

J. COUNTY REZONINGS

None

K. CITY/COUNTY GENERAL ORDINANCES

1. DOCKET #66 GO # 8-25 Amending the Terre Haute City Code Chapter 10, Article 2, Comprehensive Zoning Ordinance, Division VIII, Residential Districts and Division X, Commercial Districts to add C-1R Child Care District

Ms. Sydney Shahar read the staff report. Marcus Maurer was present for the petitioner.

RECOMMENDATION: FAVORABLE

DISCUSSION: Mr. Marcus Maurer only spoke briefly because the ordinance committee already met in August about this and had a favorable recommendation.

MOTION: Mr. Norm Froderman made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Ryan Baker.

VOTE: The Motion carried

L. RESOLUTIONS

None

N. PLAN COMMISSION DISCUSSION

None

O. ADJOURN

MOTION: Ms. Debbi May made a motion to Adjourn.

SECOND: Mr. Mark Clinkbeard.

VOTE: The motion carried.

TIME: 6:28 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission