

June 7, 2022

Council Chambers  
Vigo County Annex  
Terre Haute, Indiana

**Present:** Chris Switzer, Mike Morris and Brendan Kearns  
9:30 a.m. the Board held a rezoning hearing.

**UZO #11-22:** This has been tabled at the present time.

**UZO #10-22:** Parcel No. 84-07-22-101-007.000-008. This property is located approximately 166 feet north of the corner of East Chandler Avenue on the East side of North Chamberlain Street. The proposed use is for 2-story duplex rentals. Currently zoned R-S Single Family Residential with the proposed zoning to be R-2M Medium Density Residential. The address is 783 North Chamberlain Street, Terre Haute, Indiana. Recommended use is suburban residential. The area is served with public utilities. Surrounding uses are all residential suburban. South also has R-1 Single Family Residential. Property owner and petitioner is Miller Realtor Inc. and was represented by Mr. Little. The petitioner is requesting rezoning to allow for the construction of seven 2-story duplex buildings approximately 1,326 square feet. The Comprehensive Plan recognizes this area as suburban residential in nature. A major subdivision will be required with this rezoning. The subdivision will address issues such as storm water drainage, utility access and availability, drive cut and location, as well as lot location for each unit. Also addressed will be questions as to the capacity of the roads, water and sewer availability. The site plan leaves room for possible future expansion of the development. Doing so would require additional subdivision of the property. Public sewer and water will be required. The private street must be hard surfaced and meet the requirements of the Subdivision Control Ordinance.

Staff offered a favorable recommendation on the R-2M District rezoning request with the following condition: approval of a major subdivision. There were remonstrators present at the meeting. They were mostly voicing concerns over safety with regard to traffic. One gentleman noted that it is at the bottom of a hill and there would be additional traffic coming out of the bottom of the hill as people come down the hill. Someone spoke about activity surrounding renters and there was discussion about the availability of water and water pressure at that location. It did receive a favorable recommendation from the Area Plan Commission.

There was a lengthy discussion about water issues. It was noted any rezoning change approval at today's hearing would be contingent upon the approval of a subdivision which is contingent upon the availability of public or semi-public utilities. If the subdivision plan is not approved, then the zoning reverts back to the initial zoning. Kent Marshall, property owner at 8153 East Milner, was present and said that he had initially been told that it was to be 2-story duplexes and then at the Area Planning meeting last week that it was actually single story duplexes so he was unsure what is being developed. He said that there are no multi-family dwellings currently there. There used to be a trailer park on the next road to the south from Chandler that was supposed to be developed as single family houses and it has turned into a rather large portion of rentals that the neighbors are concerned about as well. Mr. Marshall did say that he was not necessarily opposed to the development but he wanted to understand more about it.

Mike Morris made a motion to approve the zoning for the property. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

There being no further business, it is now ordered the Board be recessed.

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Chris Switzer, President

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Mike Morris, Vice President

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Brendan Kearns, Secretary

Attest:

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James W. Bramble, Auditor