

December 20, 2022

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Brendan Kearns
9:28 a.m. the Board held a rezoning hearing.

UZO #19-22: Parcel No. 84-10-16-377-003.000-018. This property is located on the south side on State Road 46 approximately 912 feet north of the intersection of State Road 46 and S. Broderick Street, Terre Haute, Indiana. The proposed use is for mini storage units. Currently zoned R-S Single Family Residential Suburban District with the proposed zoning to be C-3 Regional Commercial District. The address is 7121 South State Road 46, Terre Haute, Indiana. Surrounding uses are R-S to the north, A-1 to the south, C-3 and R-S to the east and R-S to the west. The area is primarily medium intensity residential. Property owner and petitioner is Newman Company, Inc. The petitioner is requesting rezoning to allow for mini storage units.

Mini warehouses are a permitted use in the C-3 district. A similar use is located immediately to the east. Property will be cleared and the buildings demolished. Proper buffering against the adjoining residential use will be needed. A type C buffer yard as set forth in Section 17 is required. Hard surfacing of all public use areas is required. The commercial drive cut design and location must be approval from INDOT.

Staff offers a favorable recommendation with the following conditions: 1) approval from the Vigo County Engineer's Office for the drainage plan; 2) INDOT approval of the drive cut design and location; and 3) approval of a landscape and buffer plan. This received a favorable recommendation from the Area Plan Commission. There was a brief discussion. 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.

UZO #20-22: Parcel No. 84-09-09-177-013.000-004. This property is located behind the Fuson dealership in Terre Haute, Indiana. The proposed use is for construction of an auto detailing business. Currently zoned R-1 Single Family Residential District with the proposed zoning to be C-3 Regional Commercial District. The address is 4325 S. US Highway 41, Terre Haute, Indiana. Surrounding uses are C-3 PUD/P-S to the north, R-1 to the south, C-3 to the east and R-1 to the west. The area is primarily high intensity residential. Property owner and petitioner is Fuson L.L.C. and is represented by Attorney Jeffrey A. Lewellyn. The petitioner is requesting rezoning of the property immediately to the rear of the existing business for construction of an auto detailing business. This area is in a FEMA identified Special Flood Hazard Area. The site plan indicates the building will be constructed to comply with all FEMA standards and fill will be brought in to elevate the structure. For fill, a letter is required from US Fish and Wildlife prior to permitting that states that the project is in compliance with the Endangered Species Act. If applying for a Letter of Map Revision Based on Fill, the plans must meet all requirements set forth in FEMA Technical Bulletin 10-01 and FEMA MT-1. An As-Built Elevation Certificate must be submitted upon completion of the new structure. A storm water and drainage plan must be approved by Vigo County Engineering. A type C buffer yard will be required. Traffic should not be permitted to access either Mayfair Drive or West York Drive since neither are constructed to handle commercial traffic. Special attention should also be paid to noise and light pollution intruding into the surrounding neighborhood.

Area Plan offered a favorable recommendation. Staff offered a favorable recommendation on this request with the following conditions: 1) approval from the Vigo County Engineer's Office for the Drainage Plan; 2) approval of a landscape and buffer plan; 3) approval of the site plans to insure FEMA compliance; and 4) staff would request a restriction be placed on access to West York Drive or upgrades made to standards outlined

by Vigo County Engineering. There were no remonstrators present at the meeting. Mike Morris made a motion to approve the zoning for the property. Chris Switzer seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

UZO #21-22: Parcel No. 84-09-08-151-010.000-004. This property is located at the corner of West Springhill Drive and South State Road 63, Terre Haute, Indiana. The proposed use is for a service station. Currently zoned A-1 Agricultural District with the proposed zoning to be C-2 Community Commercial District. Surrounding uses are R-S to the north, C-2 and A-1 to the south, O-1 to the west and A-1 to the east. Property owner and petitioner is Springhill Properties, LLC and is represented by Attorney Richard Shagley II. The petitioner is requesting rezoning to allow for a service station.

Approval of a major subdivision will be needed. The site plan calls for curb cuts along Springhill Road and State Road 63. The County will need to approve the cut along Springhill and INDOT will need to approve of the cut along State Road 63. The area is in an identified FEMA Special Flood Hazard Area. All development, including structures and tanks, will need to comply with the flood hazard ordinance of Vigo County and plans must be stamped by a design professional stating that all criteria have been met.

Area Plan offered a favorable recommendation. There were remonstrators present at the Area Plan meeting. Staff offered a favorable recommendation on this request with the following conditions: 1) approval of the major subdivision; 2) all construction plans to meet or exceed FEMA standards for new construction in a SFHA; 3) approval of a landscape and buffer plan where residential adjoins; and 4) approval of the road cut design and location. Brendan Kearns made a motion to approve the zoning for the property. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

With no further business, the Board recessed at 9:40 a.m.


Chris Switzer


Mike Morris

Attest:


James W. Bramble, Auditor

Mark Clinkenbeard