

October 10, 2018

Commissioners' Conference Room

Vigo County Annex

Terre Haute, Indiana

Roll Call:

Present: Judith Anderson, Brad Anderson, Jon Marvel

Others Present: County Auditor James Bramble, Cheryl Loudermilk, Jared Bayler, Sydney Holmberg, Lando Coskey, Carrie Smith, Susan Rozgony, Jolynn Kuhlman, Jim Decker, Nancy Decker, Kim Clark, Sylvia Gackle, Lori Wenzel, Randy Carre, James Kerns, Kim Danner, Melissa Manning, Parker Manning, John Andres, Alex Intermill, Steve Kidwell

Absent: County Attorney Michael Wright

At 9:00 a.m. the Board held rezoning hearings.

UZO-11-14; Parcel No. 84-09-09-203-001.000-004. Common Address of 4210 S. US Hwy 41, Terre Haute, Indiana 47802. Parcel No. 84-09-09-203-003.000-004. Common Address of 4216 S. US Hwy 41, Terre Haute, Indiana 47802. Parcel No. 84-09-09-203-002.000-004. Common Address of 100 East Halt Drive, Terre Haute, Indiana 47802. Rezone from C7 and C2 to C4. Proposed use is for a bank. Property owner is Riddell National Bank. No remonstrators were present at the Area Plan Commission meeting or at this meeting. Received a favorable recommendation with the following conditions:

1. Approval of a major subdivision

Motion made to approve rezoning.

Motion: Action: Approved, **Moved by:** Jon Marvel, **Seconded by:** Brad Anderson, **Passed:** all ayes.

UZO 12-18; Parcel No. 84-09-10-354-012.000-004; 84-09-10-378-012.000-004; 84-09-15-126-004.000-004. Common Address of 5060-5100 south 7th Street Terre Haute, IN 47802. Rezone from A-1 to C-7. Proposed use is for mini warehouse/storage, commercial parking and other approved uses not yet defined. Property owner is Melissa B. Manning and Parker Manning. Several remonstrators were present at the Area Plan Commission meeting and this meeting. Area Plan Commission tabled until a subdivision is proposed, at which time the rezoning can be revisited with an updated legal description. If approval is granted the following conditions would have to be applied:

1. Approval of a major subdivision
2. Approval of design plans to meet all FEMA standards
3. Approval of a landscape and buffer plan.

John Andres with Red Design Build wishes to zone this area as commercial or industrial. Making it commercial is the best decision with the other C7 zoning surrounded in that area. He also stated the owners are wanting to make use of this property instead of it sitting as a farm field now not making any money. County Commissioner Jon Marvel asked about the flooding that could happen if this was to be

built. John Andres stated there would be an easement, buffer applied, there would be a fence with slats in it and the ponds that are shown most of it is dry during most of the year and what drainage occurs would go into the pond area.

Some of those present to speak against the rezoning were as follows:

1. Susan Rozgony - 822 Woodlane Terre Haute, IN 47802
2. Jolynn Kuhlman- 1006 E. Woodlane Terre Haute, IN 47802
3. Jim Decker – 906 Marylane Terre Haute, IN 47802
4. Nancy Decker – 906 Marylane Terre Haute, IN 47802
5. Kim Clark -
6. Sylvia Gackle- 1111 E. Barbara Lane Terre Haute, IN 47802
7. Lori Wenzel- 1011 E. Southport Drive Terre Haute, IN 47802
8. Randy Carre- 1209 Marylane Terre Haute, IN 47802
9. James Kerns- 1128 East Woodlane Terre Haute, IN 47802
10. Kim Danner- 1218 E. Southport Drive Terre Haute, IN 47802

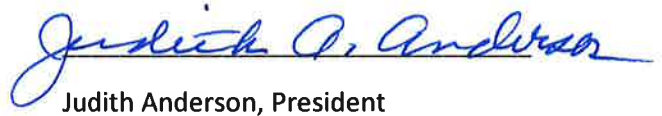
Concerns for this rezoning were for drainage, flooding, sewers, and traffic. The chance of the residential area becoming less attractive, flood insurance could increase, use of Charlotte Lane, and property values.

Those that spoke in favor were:

1. Carrie Smith- Gibson Realty
 - This would improve property value
 - Bring more to the Community
 - States John Andres did his research and has a great plan, he knows what he is doing.
 - Drainage issue will become better
2. Parker Manning
 - He discussed with a client he has that purchased property right behind Evergreen Storage and they have had no problem
 - Plenty of houses were sold near Evergreen Storage.


Motion was made to deny rezoning.

Motion: Action: Deny, **Moved by:** Jon Marvel, **Seconded by:** Brad Anderson, **Passed:** all ayes.


Judith Anderson, President


Brad Anderson, Secretary

Attest,


James W. Bramble, Auditor


Jon Marvel, Member