

July 12, 2021

Commissioners Conference Room
Vigo County Annex
Terre Haute, Indiana

Present: Mike Morris, Chris Switzer and Brendan Kearns

Others Present: Jared Bayler, Jeff Lind, Walter Herndon, Richard Shagley, Tanner Bouchie

10:30 AM the Board held a rezoning hearing.

UZO #6-21: Parcel No. 84-13-35-400-003.000-006. This property is located south of the intersection E. State Road 246 and S. Farmersburg Street, Farmersburg, Indiana. Property is located approximately 3,880 feet south of the intersection of E. State Road 246 and S. Farmersburg Street. Rezone from PUD, Planned Urban Development, to A-1, Agricultural District. Proposed use is for accessory to agricultural operations in the area. Property owner and Petitioner is Ceres Solutions Cooperative, Inc. All surrounding uses are agricultural with the exception of the planned unit development to the north. Subject property was a portion of a larger tract rezoned in 2008 as a planned unit development for a project that was never developed. A planned unit development does not revert to the original zoning if the project does not materialize. This request was adopted at the July 7, 2021 Area Plan Commission Meeting with a favorable recommendation so long as no property owners within one-half mile have objections and is subject to compliance with all health and safety regulations of the subdivision control ordinance as well as the federal regulations surrounding the use of caustic chemicals and nurse tanks. There were no remonstrators at the Area Plan Commission meeting. After a short discussion, Brendan Kearns made a motion to approve the zoning for the property located approximately 3880 feet south of the intersection of E. State Road 246 and S. Farmersburg Street, changing it to a A-1 Agricultural. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion was unanimously passed.

UZO #7-21: Parcel No. 84-13-26-100-028.000-006. This property is located at 15002 S. U.S. Hwy 41, Terre Haute, Indiana. Property is located approximately 1,500 feet south of French Drive. Rezone from C-2, Community Commercial District, to C-3, Regional Commercial District. Proposed use is for fireworks sale, garden shop, crafts and retail. Property owner and petitioner is Walter Herndon. This was adopted July 7, 2021, at the Area Plan Commission Meeting with a favorable recommendation.

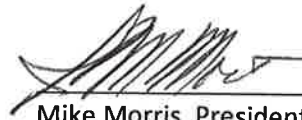
Jared Bayler, Executive Director of Area Plan, presented the facts of the existing zoning. Mike Morris made a motion to approve changing the zoning to a C-3, Regional Commercial District. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion was unanimously passed.

UZO #5-21: Parcel Nos. 84-09-22-402-009.000-004 and 84-09-22-402-011.000-004. This property is located at 7105 S. U.S. HWY 41, Terre Haute, Indiana. Property is located across South U.S. Hwy 41 from Howard Wayne Boulevard. Rezone from R-1, Single Family Residential District to C-3, Regional Commercial District. Proposed use is for a Dollar General Retail Store 10,640 square feet with parking area. Property owners and petitioners are Yang Qing Qi and Ajit Singh. Also present on their behalf was Tanner Bouchie of Dollar General and Attorney Richard Shagley.

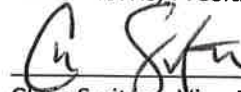
Jared Bayler, Executive Director of Area Plan, presented the facts of the existing zoning. The surrounding uses to the north, south and west are all R-1 single family residential and to the east is a planned unit development. This was given an unfavorable recommendation at the July 7, 2021 meeting and remonstrators were present. Petitioners were encouraged to locate to the southeast where

commercially ready development sites are available. However, if a this rezoning is approved by the Commissioners, it is requested that the following conditions be applied: 1) approval of a major subdivision; 2) approval of a landscape and buffer plan; and 3) design and approval from INDOT of a commercial drive cut. Discussion was had and arguments were made. It was noted that if this is approved, the new owners will address and manage the drainage and safety issues. They intend to contact and work with INDOT on the safety issues but that cannot be initiated until the rezoning is approved and the property changes hands to a holding company for Dollar General. It was also noted that no tax abatement would be requested. After an in-depth discussion, Mike Morris made a motion to approve changing the zoning to a C-3, Regional Commercial District . Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion was unanimously passed.

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



Mike Morris, President



Chris Switzer, Vice President



Brendan Kearns, Secretary

Attest:



James W. Bramble, Auditor