

November 8, 2021

Council Chambers
Vigo County Annex
Terre Haute, Indiana

Present: Mike Morris, Chris Switzer and Brendan Kearns

10:30 a.m. the Board held a rezoning hearing.

UZO #13-21: Parcel Nos. 84-07-10-305-001.000-008, 84-07-305-002.000-008, 84-07-10-305-004.000-008, and 84-07-10-327-017.000-008. This property is a golf course with an address of 2401 North Chamberlain Street, Terre Haute, Indiana. Rezone three parcels from R-1 and one parcel from R-S to O-S Open Space. Proposed use is to remain as a golf course. Property owner and Petitioner is Mark's Par Three, Inc.

All surrounding uses are residential and an M-2 zoning to the west. The petitioned property totals about 64 ½ acres on five parcels. This has been owned and operated by Petitioner since before the Unified Zoning Ordinance was implemented. The owners now wish to bring the golf course into compliance. There are multiple options to bring the property into compliance but Open Space includes specific language that includes public golf courses with a special exception from the Board of Zoning Appeals. It is the opinion that Open Space zoning serves to better protect the surrounding residential uses versus the commercial zoning and causes less hardship on the property owner that other zonings would require. All existing structures serve the golf course operations. A favorable recommendation is being offered with the condition that it receive approval of a special exception through the Board of Zoning Appeals. There were no remonstrators present at the meeting. After a short discussion, it was noted that under Open Space zoning, there is only permission for one home. It would need to be rezoned again if it was decided to turn it into a residential development in the future. Mike Morris made a motion to approve the zoning for the property, changing it to an Open Space. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion was unanimously passed.

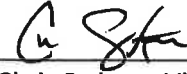
UZO #14-21: Parcel No. 84-09-23-301-001.000-004. This property is located in the Cobble Stone development. The lot is located at the end of East Howard Wayne Drive. Rezone from PUD to PUD. Surrounding uses to the north, west and east are agricultural and to the south is residential. Property owner and petitioner is Southern Indiana Investments Company Three LLC. It is currently a Planned Unit Development and they are proposing a Planned Unit Development. The Highway 41 corridor is scattered with mixed residential and commercial uses. With the trends, it is expected to become more commercial in the future. Surrounding uses are a Planned Unit Development to the northwest, south residential suburban, agricultural and C3, and to the east is R-1. This was originally rezoned as a portion of the parent tract (UZO 6-05). Application for approval of the final detailed plan is needed because the final detailed plan shall expire 5 years after the date of approval by the Plan Commission unless a building permit has been issued for the use or development of the property. Once a final detailed plan has expired for any portion of the Planned Unit Development, no development shall occur within the expired portions of the Planned Unit Development until a new final detailed plan has been approved by the Plan Commission. This Planned Unit Development is to be developed in one phase. Phase I contains only the portions not having already been fully developed. This same portion received final detail approval as a part of UZO 6-05. The new final detailed plan for Phase I has no changes relative to the plans already submitted. There was a favorable recommendation with only the condition that it receive approval for all drainage plans from Vigo County Engineering. There were no remonstrators present at

the meeting. 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 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