

July 19, 2022

Council Chambers  
Vigo County Government Center  
Terre Haute, Indiana

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

**UZO #11-22:** Parcel No. 84-09-04-352-001.000-004. This property is located approximately 174 feet south of #. 40<sup>th</sup> Drive at the south end of the fairgrounds property. The proposed use is for Culvers Restaurant. Currently zoned O-S Open Space District with the proposed zoning to be C-3 Regional Commercial District. The address is a common address (new address not assigned) of 3901 South US Highway 41, Terre Haute, Indiana. Recommended use is regional commercial. The area is served with public utilities. Surrounding uses are open spaces and C-3 to the north; C-3 and planned unit development to the south; open space and M-2 to the west; and C-6 and C-4 to the east. Property owner and petitioner is Wabash Valley Fair Association, Inc. and was represented by Richard Shagley. The petitioner is requesting rezoning to allow for the construction of Culvers Restaurant. Some concerns as to safety have arisen after the development that mirrors this type and location just to the north. Traffic in this location should not be allowed to access the fairgrounds as roads are inadequate to handle the traffic. Staff would request that the Area Plan Commission place a restriction on access to the fairgrounds until such time a frontage road or other means of substantial improvements are made to fairground infrastructure as a condition of approval. The property is located in a FEMA identified Special Flood Hazard Area and any construction or development must be permitted and meet all regulations set forth in the Flood Hazard Ordinance for Vigo County.

Staff offered a favorable recommendation on this request with the following conditions: 1) approval of a landscape and buffer plan; 2) approval of the major subdivision; and 3) must meet or exceed all FEMA standards for new construction in a SFHA. There were no remonstrators present at the meeting. It did receive a favorable recommendation from the Area Plan Commission.

Richard Shagley spoke briefly about this petition. He did note that the traffic safety issues were on the radar of the Fair Association and they are working with INDOT to try and resolve those issues. Mr. Morris noted that there had been discussions with INDOT and it was not just with this entity. Brendan Kearns said he had spent time on this researching and talking and he was comfortable with this step moving forward. 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, President



Mike Morris, Vice President

Attest:



James W. Bramble, Auditor

Brendan Kearns, Secretary