

March 12, 2024

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard

9:15 a.m. the Board held a rezoning hearing.

UZO #2-24: Parcel No. 84-09-02-152-002.000-004. This is property located at 2072 East Davis Drive, Terre Haute, Indiana. Currently zoned A-1 Agricultural District, with the proposed zoning to be R-2, Two Family Residential District. Surrounding uses are R-S to the north, A-1 to the south, A-1 to the east, and C-7 to the west. Property owner and petitioner is Integritas Family of Companies, LLC. The petitioner has requested the rezoning to allow for construction of 60 2-family dwelling units, along with common areas, a clubhouse, and a pool.

A preliminary report from Engineering Department indicated there will be infrastructure upgrades needed as 20th and 30th streets are insufficient to handle the traffic. Sewer is available to the property and water will need a main extension, and a major subdivision will be needed. Size of the internal roads is not indicated and there is concern over the clubhouse, backing into internal roadways. It is recommended to utilize the existing mature landscaping as a natural buffer but it cannot be required. Staff offered a favorable recommendation. The Area Plan Commission also offered a favorable recommendation with the approval of a major subdivision. There were remonstrators at the meeting. Many spoke about the railroads, some had concerns over increased traffic, the existence of the natural setting, and the road and its capacities at that location. Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

The meeting was adjourned at 9:20 a.m.

Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:

James W. Bramble, Auditor