

July 9, 2024

Council Chambers  
Vigo County Government Center  
Terre Haute, Indiana

**Present:** Chris Switzer, Mike Morris and Mark Clinkenbeard

9:25 a.m. the Board held a rezoning hearing.

Jared Bayler presented the following for consideration:

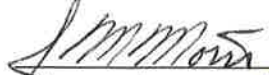
**UZO #9-24:** Parcel No. 84-02-27-377-004.000-013. This is property located at 5650 North 13<sup>th</sup> Street, Terre Haute, Indiana. The property is located on the west side of North 13<sup>th</sup> Street approximately 985 feet north of Sherburne Avenue. Currently zoned C-1 Neighborhood Commercial District, with the proposed zoning to be C-4, Commercial Office District. Surrounding uses are M-1 to the north, M-2 to the south, M-2 to the east, and A-1 to the west. Property owner and petitioner is Michelle L. Price. The petitioner has requested the rezoning to allow for a child care center. Petitioner is represented by Eddie Felling of Lind & Felling. This is identified as a high intensity employment area. The building has been used for a variety of uses. Sufficient on-site parking is available. The property has plenty of room for future expansion. North 13<sup>th</sup> Street is a primary roadway and should be able to handle any additional traffic. Staff offered a favorable recommendation on the rezoning request with the only condition being permit approval for any alterations made to the existing commercial structure and signage. Area Plan also offered a favorable opinion. There were no remonstrators present. Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

**UZO #10-24:** Parcel No. 84-07-20-100-001.000-008. This is property located at the north side of E. State Road 42 approximately 754 feet east of State Road 46/Highway40 and commonly known as 797 State Road 46, Terre Haute, Indiana. Currently zoned A-1 Agricultural District, with the proposed use to be a school/educational and medical clinic with zoning to be C-4, Commercial Office District. Surrounding uses are all agricultural or open space. A site plan did accompany the petition. Existing road cuts may be utilized but will need upgrading and are subject to INDOT specifications for commercial ingress and egress from the State highway. Public utilities are available, adequate parking is available, and there are no adjoining neighbors who would be impacted by light or noise or any other common complaints. Petitioner has an accompanying subdivision. Rezoning is a favorable staff recommendation independent of the accompanying subdivision request. Health services in colleges and universities are a permitted use by right in a C-4 District. Staff offered a favorable recommendation. Area Plan also offered a favorable recommendation and there were no remonstrators present. Tyler Carney, Vice President and Chief Business Officer of Rose Hulman, explained in further detail what was planned. Mike Morris asked if Innovation Grove would be proceeding plot by plot for rezoning. Jared Bayler clarified that they had submitted a primary and secondary subdivision for what they titled "Block A" which consists of 49+ acres. That entire acreage is now zoned so that they may proceed as they best see fit to subdivide parcels off internally or move lot lines around or however they deems best to develop the property. Mike Morris made a motion to approve this rezoning. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

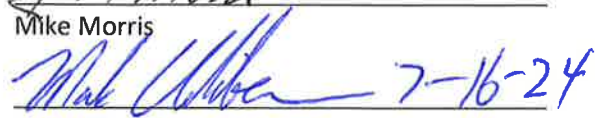
The meeting was adjourned at 9:35 a.m.



Chris Switzer



Mike Morris



Mark Clinkenbeard

Attest:



James W. Bramble, Auditor