

March 11, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard, Jared Bayler.

9:31 a.m. the Board held a rezoning hearing.

UZO #4-25: Parcel No. 84-05-25-228-001.000-021 and Parcel No. 84-05-229-001.000-021. This is property located at 3001 W. National Drive, West Terre Haute. Currently zoned R-S Single Family Residential Suburban District, with a proposed zoning to be M-2 Heavy Industrial District. Surrounding uses are A-1 to the north, R-S to the south, A-1 and R-S to the west, and A-1 to the east. Petitioner and property owner is Left Lane Transportation LLC. The petitioner would like to use the property as a salvage yard. The use of a salvage yard was commenced without permits and began to expand without state or local approvals. It was a collaboration between Area Planning and IDNR to find a way to allow the continued use of this property as a salvage yard. The property is located in both AE and AE regulatory floodway. If the property is rezoned and utilized as a salvage yard, and waste storage or fuel tanks must be located in the AE fringe. They must be elevated and anchored to comply with the Flood Hazard Ordinance for Vigo County. INDR has stipulated that any one vehicle may not remain in the regulatory floodway for more than 30 days. Large sections of the property are platted as rights of way. This is an impediment for full utilization of the property and will prevent any future development. It was recommended that the owner vacate those areas that are platted streets and alleys. The staff offered a favorable recommendation on the proposed rezoning request with the following conditions: 1.) Must elevate and anchor any storage tanks and obtain ILP/Permit. 2.) Must obtain any required permits approval from the IDNR, Bureau of Motor Vehicles, INDOT, and Vigo Count Engineering (storm water if required). 3.) A site plan must be submitted depicting adequate hard surface parking or a variance applied for through the County Board of Zoning Appeals. 4.) A landscape/buffer plan for screening must be submitted and approved. 5.) The property and business owner must meet or exceed any stipulations and development standard as set forth by INDR for activities in a SFHA. The Area Plan Commission also offered a favorable recommendation with the same conditions. There were no remonstrators. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. Upon a 3-0 vocal vote, the motion unanimously passed.

The meeting was adjourned at 9:29 a.m.

Chris Switzer

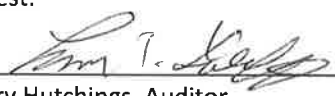


Mike Morris



Mark Clinkenbeard

Attest:



Larry Hutchings, Auditor