

**VIGO COUNTY AREA PLAN COMMISSION  
MEETING MINUTES  
January 7, 2026**

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**A. CALL TO ORDER**

The meeting (#691) was called to order by John Hanley, Vigo County Area Plan Commission President, at 5:58 p.m. on January 7, 2026 in the Council's Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, IN 47807.

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**B. ROLL CALL**

Paul Allsup	Present	Norm Froderman	Present
Ryan Baker	Absent	Don Fulk	Absent
Kevin Beaver	Present	John Hanley	Present
Deborah Carter	Present	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Absent
Mark Clinkenbeard	Present	Amanda Thompson	Absent
John Collett	Present	William Verdeyen	Present

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**D. DETERMINATION OF A QUORUM**

Mr. John Hanley stated a quorum was present and the Commission could conduct business.

Staff members working at this meeting were Jared Bayler, Executive Director, Sydney Shahar, Assistant Director/Floodplain Administrator, Penny Kahl, General Planner II, Jennifer Clark, Assistant Planner and Savanah Saguilan, Administrative Assistant.

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**E. CONSIDERATION OF PREVIOUS MINUTES**

**REGULAR MINUTES:** December 3, 2025

**MOTION:** Mr. John Collett made a motion to accept the Previous Minutes.

**SECOND:** Mr. Mark Clinkenbeard.

**VOTE:** The motion carried unanimously.

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**F. STATUS REPORT ON ITEMS PREVIOUSLY HEARD**

The subdivisions have been passed by the Area Plan Commission. The findings of fact have met the criteria of the Subdivision Control Ordinance (included in packet).

**MOTION:** Mr. John Collett made a motion to accept the Status Report.

**SECOND:** Mr. Mark Clinkenbeard.

**VOTE:** The motion carried unanimously.

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G. PUBLIC COMMENT ON NON-AGENDA ITEMS (5 Minutes)

None

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H. REPORT OF EXECUTIVE DIRECTOR/ASSISTANT DIRECTOR

DISCUSSION: Mr. Jared Bayler stated that there were two handouts: one that a petitioner just brought to the meeting and another consisting of an updated plat that he will further discuss when the agenda item comes up. He also noted that officer elections need to take place, as this was the first meeting of the year.

Mr. John Hanley stated that the current officers are himself as President, Mr. John Collet as Vice President and Mr. Norm Froderman as Secretary.

MOTION: Mr. Mark Clinkenbeard made a motion to keep the officers the same.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

Mr. Jared Bayler stated that nominations for both the County and City Boards of Zoning Appeals needed to be addressed also. Mr. John Hanley stated that since he serves as President of the APC, he would like to continue to serve on the County BZA and have John Collett to continue to serve as the APC representative to the City BZA.

MOTION: Mr. Norm Froderman made a motion to keep the representatives the same.

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

Ms. Sydney Shahar explained that she included figures in her report for the second half of the year related to the floodplain permitting process and the permits that would not have been possible without the ordinance changes.

MOTION: Mr. John Collett made a motion to accept both the Director and Assistant Director's Report.

SECOND: Ms. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

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I. COMMITTEE REPORTS

None

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J. COMMUNICATIONS RECEIVED

None

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K. COMMUNICATIONS RECEIVED FROM THE PUBLIC (Other Than Agenda Items)

None

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L. OLD BUSINESS

A. CITY REZONINGS

None

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B. SUBDIVISIONS with CITY REZONINGS

None

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C. SUBDIVISIONS with COUNTY REZONINGS

None

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D. SUBDIVISIONS – MINOR, Primary/Secondary

None

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E. SUBDIVISIONS – MAJOR, Primary

None

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F. SUBDIVISIONS – MAJOR, Secondary

None

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G. SUBDIVISIONS – MAJOR, Primary/Secondary

1. DOCKET #5 File#2-26 Bullseye Jack

Mr. Jared Bayler read the staff report and explained that the matter had already been heard and approved last year but was being re-heard due to an advertising error. Matt Voris was present on behalf of the petitioner.

RECOMMENDATION: Favorable with the following conditions

1. Road Cut Permit from INDOT
2. Plat Modification
3. Record within 90 days
4. FAA forms and INDOT office of aviation approvals needed prior to permitting
5. Drainage and Erosion control Plan approval
6. Bonding of 110% for infrastructure
7. Fire Department approval

DISCUSSION: None

MOTION: Mr. Norm Froderman made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. Marcus Maurer

VOTE: The motion carried unanimously.

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H. COUNTY REZONINGS

None

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M. NEW BUSINESS  
A. APPROVAL AND RECOMMENDATION REQUESTS  
None

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B. CITY REZONINGS

1. **DOCKET #4 SO #47-25 1801 Boston Ave, Terre Haute  
M-2 and M-2SPU to R-1 Single Family District**

Ms. Sydney Shahar read the staff report. Attorney Richard Shagley was present on behalf of the petitioner.

RECOMMENDATION: Favorable with NO CONDITIONS.

DISCUSSION: Ms. Deborah Schroder, a resident of 1909 Boston Avenue, stated that she had reviewed the plat for the proposed housing development adjacent to Terry Town. She recommended relocating the proposed city park to a location along Boston Avenue for several reasons: the park would break up the line of tract homes along Boston Avenue, creating a more aesthetically appealing view for both drivers and pedestrians; relocating the park would improve sightlines for traffic, increase safety, and allow for the creation of sidewalks along Boston Avenue; and having the city park and sidewalks along Boston Avenue would provide a safer route for children walking to school.

Ms. Katie Earl, a resident of 1890 Boston Avenue, spoke in agreement with Ms. Schroder's comments and added that the proposed development would result in a loss of green space.

Mr. John Hanley explained that the matter currently before the APC was the rezoning request, and that concerns related to design and layout could be addressed during the subdivision review process.

Mr. Richard Shagley stated that the developer considers safety to be a priority and did take safety concerns into account.

MOTION: Mr. John Collett made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Norm Froderman

VOTE: The motion carried unanimously.

2. **DOCKET #6 SO #46-25 1414, 1426, and 1428 So. 10<sup>th</sup> Street, Terre Haute  
R-2 to C-1R Childcare Centers District**

Ms. Sydney Shahar read the staff report and says they brought in a handout with a change that was passed out prior to the meeting. Laron & Amy Travioli were present for the petitioner.

RECOMMENDATION: Favorable with the following conditions:

1. Drop off/pick up and parking plan approved by the Department of Engineering.
2. Approval of any variances required by the BZA.

DISCUSSION: Mr. Jared Baylor asked a question regarding the motivation for the change to the pickup and drop-off route. The petitioners explained that 10th Street is a public street and cannot be used for their personal use, and that it becomes busy at certain times of the day. They stated that they would like to relocate the pickup and drop-off area to the rear alley so that an awning can be built, providing shelter from rain and snow and improving safety. Mr. Jared Baylor asked whether this change was the result of discussions with City Engineering. The petitioners confirmed that it was.

MOTION: Mr. Norm Froderman made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Marcus Maurer

VOTE: The motion carried unanimously.

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C. SUBDIVISIONS – MINOR, Primary  
None

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D. SUBDIVISIONS – MINOR, Primary/Secondary  
1. **DOCKET #1 File #1-26 Custers 2 lot**

Mr. Jared Baylor read the staff report. The Petitioner was present.

RECOMMENDATION: Favorable with the following condition:

1. Road cut permit if needed

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. John Collett

VOTE: The motion carried unanimously.

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E. SUBDIVISIONS with CITY REZONINGS  
None

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F. SUBDIVISIONS with COUNTY REZONINGS  
None

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G. SUBDIVISIONS – MAJOR/Primary  
None

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H. SUBDIVISIONS – MAJOR/Secondary  
None

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I. SUBDIVISIONS – MAJOR/Primary/Secondary  
None

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J. COUNTY REZONINGS

1. **DOCKET #2 UZO #1-26 4606 and 4618 No. Brighton Street, Terre Haute R-1 to R-2 Two Family Residential District**

Mr. Jared Bayler read the staff report. Andrea Hurley was present.

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

MOTION: Mr. John Collett made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

2. **DOCKET #3 UZO #2-26 3655 So. 14<sup>th</sup> Street, Terre Haute C-6 to C-3 Regional Commercial District**

Mr. Jared Bayler read the staff report. Attorney Richard Shagley was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following condition:

1. BZA approval for the variances.

DISCUSSION: None.

MOTION: Mr. Norm Froderman made a motion to send a FAVORABLE recommendation.

SECOND: Mr. William Verdeyen

VOTE: The motion carried unanimously.

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K. CITY/COUNTY GENERAL ORDINANCES

None

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K. RESOLUTIONS

None

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N. PLAN COMMISSION DISCUSSION

None

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O. ADJOURN

MOTION: Mr. Norm Froderman made a motion to Adjourn.

SECOND: Mr. John Collett

VOTE: The motion carried.

TIME: 6:32 p.m.



John M. Hanley, President  
Area Planning Commission



Norm Froderman, Secretary  
Area Planning Commission