

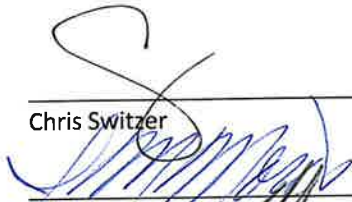
February 10, 2026

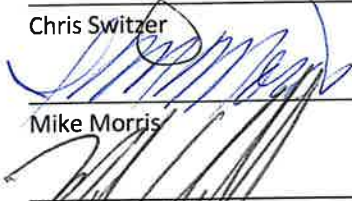
Council Chambers
Vigo County Government Center
Terre Haute, Indiana


Present: Chris Switzer, Mike Morris, Mark Clinkenbeard, Terry Modesitt, Jared Bayler.
9:34 a.m. the Board held a rezoning hearing.

UZO #3-26: Parcel# 84-09-09-202-001.000-003. This property is located at 109 E. 40th Drive, Terre Haute, IN. Currently zoned R-1 Single Family Residential District, with a proposed zoning to be C-6 Highway Commercial District. Surrounding uses are C-7 to the North, C-4 and R-1 to the South, C-3 and C-6 to the West and C-7 to the East. Property owner is Dorsett, LLC. This petition does have an accompanying yet, it can be approved independently of the subdivision. The petitioner has requested rezoning to match the zoning to the West. This will allow for new or existing uses to expand to the East. As stated, properties to the East are also commercially zoned. Other commercial uses have existed in this location in the past. As such, this rezoning should not conflict with surrounding uses. Buffering will be required where residential adjoins. The site plan does appear to be in conformance. Any alterations to Highway 41 for ingress/egress will need INDOT approval. Staff offered a favorable recommendation for the C-6 rezoning. The Area Plan Commission also offered a favorable recommendation with the following conditions: 1.) Combine both Parcels. There were no remonstrators present at this meeting or the Area Plan Commission meeting. Chris Switzer noted INDOT had been working with the petitioner for the proper permits. There was discussion about future development of this area to handle the increased traffic due to current development. Chris Switzer made a motion to approve the proposed zoning. Mark Clinkenbeard seconded the motion. The motion passed with a 3-0 vote.


The meeting was adjourned at 9:37 a.m.



 Chris Switzer


 Mike Morris


 Mark Clinkenbeard

Attest:


Larry Hutchings, Auditor

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