

**VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
AUGUST 2025**

A. CALL TO ORDER

The meeting (#686) was called to order by John Hanley, Vigo County Area Plan Commission President at 6:00 p.m. on August 6, 2025 in the Council's Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute. IN 47807.

B. ROLL CALL

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

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 Savannah Saguilan, Administrative Assistant.

E. CONSIDERATION OF PREVIOUS MINUTES

REGULAR MINUTES: July 2, 2025

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

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.

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

None

H. REPORT OF EXECUTIVE DIRECTOR/ASSISTANT DIRECTOR

DISCUSSION: Mr. Jared Bayler presented his report and noted the handouts that were given out. Ms. Sydney read her report and discussed the GO #4 (Rental Property Registration and Inspections) meeting and new Floodplain Ordinance.

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

I. COMMITTEE REPORTS

1. Plat Committee – The Hidden Henricks – pending Health Department approval
2. Ordinance Committee – Met on July 24 regarding GO#4 Rental Property Registration and Inspections.

J. COMMUNICATIONS RECEIVED

None

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

None

L. OLD BUSINESS

A. CITY REZONINGS

None

B. SUBDIVISIONS with CITY REZONINGS

None

C. SUBDIVISIONS with COUNTY REZONINGS

None

D. SUBDIVISIONS – MINOR, Primary/Secondary

None

E. SUBDIVISIONS – MAJOR, Primary

None

F. SUBDIVISIONS – MAJOR, Secondary

None

G. SUBDIVISIONS – MAJOR, Primary/Secondary
None

H. COUNTY REZONINGS
None

M. NEW BUSINESS

A. APPROVAL AND RECOMMENDATION REQUESTS
None

B. CITY REZONINGS
None

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary/Secondary
1. DOCKET #53 File #29-25 14 ½ Sub

Mr. Jared Bayler read the staff report. Vince Little was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Road Cut Permit if needed
2. Drainage and Erosion control Plan approval if needed
3. Bonding of 110% for infrastructure if needed
4. Recorded within 90 days

DISCUSSION: None

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

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

E. SUBDIVISIONS with CITY REZONINGS
None

F. SUBDIVISIONS with COUNTY REZONINGS
None

G. SUBDIVISIONS – MAJOR/Primary
None

H. SUBDIVISIONS – MAJOR/Secondary
None

I. SUBDIVISIONS – MAJOR/Primary/Secondary
1. DOCKET #54 File #30-25 Shiv Diya

Mr. Jared Bayler read the staff report. The petitioner was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Road Cut Permit from INDOT if necessary
2. Drainage and Erosion Control Plan approval
3. Bonding of 110% for infrastructure if needed
4. Recorded within 90 days

DISCUSSION: None

MOTION: Ms. Debbie May made a motion to send a FAVORABLE recommendation.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

2. DOCKET #55 File #31-25 Replat N ½ Lot 27-29 and S ½ Lot 30

Mr. Jared Bayler Read the staff report, and the petitioner was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control Plan waiver
2. Bonding of 110% for infrastructure if needed
3. Recorded within 90 days
4. BZA relief from the min lot size requirement in an R-S zoning

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to send a FAVORABLE recommendation.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

3. DOCKET #56 File #32-25 Hicks Sub 2

Mr. Jared Bayler read the staff report. John Keller and the petitioner were present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Bonding of 110% for infrastructure if needed
2. Recorded within 90 days

DISCUSSION: None

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

4. DOCKET #57 File #33-25 Sycamore Storage 2 Lot

Mr. Jared Bayler read the staff report. Clint White was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Bonding of 110% for infrastructure if required
2. Recorded within 90 days
3. Rezoning of lot 1

Needed prior to permitting:

1. Commercial Road Cut Permit
2. Drainage and Erosion Control Plan approval
3. Site plan review and approval

DISCUSSION: None

MOTION: Mr. Ryan Baker made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

5. DOCKET #58 File #34-25 Harding Avenue 2 Lot

Mr. Jared Bayler read the staff report. Clint White was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control Plan approval
2. Bonding of 110% for infrastructures if needed
3. Site plan approval

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

J. COUNTY REZONINGS

1. **Docket #60 UZO #13-25 3586 South SR 63
R-T, R-S and A-1 to C-2 Community Commercial District**

Mr. Jared Bayler read the staff report. The petitioner was present.

RECOMMENDATION: FAVORABLE.

DISCUSSION: None.

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

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

K. CITY/COUNTY GENERAL ORDINANCES

1. **DOCKET #52 GO # 4-25 Amending the Terre Haute City Code Chapter 10, Article 4, Registries and Registration, Division I, Rental Property Registration and Inspections**

Ms. Sydney Shahr read the staff report. Marcus Maurer was present for the petitioner.

RECOMMENDATION: FAVORABLE

DISCUSSION: Mr. Maurer started off by stating this has been a recurring issue and the City has never had a solution to help renters with issues related to rental properties. Some Terre Haute constituents have complained about how some properties have unsafe living conditions and could not reach the property owner regarding any issues. Mr. Maurer also stated that by creating a database, it will help solve future problems with property owners. Mr. Ryan Baker, who owns many rental properties in the city, had many questions regarding the language in the ordinance. He also has concerns with the cost of each application and the number of properties each property owner might have. Mr. Baker was also concerned with how many forms would property owners have to fill out if they owned multiple properties. Mr. Beaver had concerns with privacy and when to know when a home needs to be condemned by the city.

Mr. Marcus Maurer asked to abstain from the vote.

MOTION: Mr. John Collett made a motion for Mr. Marcus Maurer to abstain.

SECOND: Ms. Deborah Carter

VOTE: The Motion carried unanimously.

MOTION: Ms. Amanda Thompson made a motion to send a FAVORABLE recommendation on this ordinance.

OPPOSED: Mr. Kevin Beaver.

SECOND: Ms. Deborah Carter.

VOTE: The Motion carried 10-1.

L. RESOLUTIONS

1. DOCKET #61 Resolution #1-25 Vigo County Flood Damage Prevention Ordinance

Ms. Sydney Shahar read the staff report.

RECOMMENDATION: FAVORABLE

DISCUSSION: None.

MOTION: Mr. John Collett.

SECOND: Mr. Marcus Maurer.

VOTE: The Motion carried unanimously

N. PLAN COMMISSION DISCUSSION

None

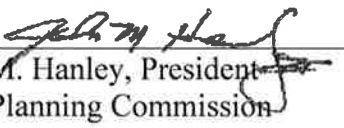
O. ADJOURN

MOTION: Mr. John Collett made a motion to Adjourn.

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried.

TIME: 6:57 p.m.


John M. Hanley, President
Area Planning Commission


Norm Froderman, Secretary
Area Planning Commission