

VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
October 1, 2025

A. CALL TO ORDER

The meeting (#688) was called to order by John Hanley, Vigo County Area Plan Commission President at 6:00 p.m. on October 1, 2025 in the Council's Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, IN 47807.

B. ROLL CALL

Ryan Baker	Absent	Norm Froderman	Present
Kevin Beaver	Present	Don Fulk	Absent
Deborah Carter	Absent	John Hanley	Present
James Chrisman	Absent	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Absent
Mark Clinkenbeard	Absent	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 Savanah Saguilan, Administrative Assistant.

E. CONSIDERATION OF PREVIOUS MINUTES

REGULAR MINUTES: September 3, 2025

MOTION: Mr. Marcus Maurer made a motion to accept the Previous Minutes.

SECOND: Mr. Norm Froderman.

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. Norm Froderman made a motion to accept the Status Report.

SECOND: Mr. John Collett.

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 spoke about working on an updated ordinance and Ms. Sydney Shahar spoke about attending the INAFSM in September.

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

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

I. COMMITTEE REPORTS
None

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

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
None

E. SUBDIVISIONS with CITY REZONINGS
None

F. SUBDIVISIONS with COUNTY REZONINGS

**1. DOCKET #77 UZO 315-25 3701 W. Dugger Ave., WTH
C-4 to A-1 Agriculture Rural Residential District**

Mr. Jared Bayler read the staff report. Matt Voris was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

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

SECOND: Mr. Norm Froderman.

VOTE: The vote carried unanimously.

2. DOCKET #76 File #44-25 The Last Resort Subdivision

Mr. Jared Bayler read the staff report. Matt Voris was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Recorded within 90 days
2. Health Department approval
3. Approval of the rezoning.

DISCUSSION: Matt Voris said that the property owners are not planning to build anything and wondered why soil borings were needed for Health Department approval.

MOTION: Mr. John Collett made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

D. SUBDIVISIONS – MINOR, Primary/Secondary
None

E. SUBDIVISIONS – MAJOR, Primary
None

F. SUBDIVISIONS – MAJOR, Secondary
None

G. SUBDIVISIONS – MAJOR, Primary/Secondary

1. DOCKET #65 File #39-25 Foster Subdivision

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

RECOMMENDATION: FAVORABLE with the following conditions:

1. BZA approvals as needed
2. Recorded in 90 days

DISCUSSION: None.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

2. DOCKET #69 File #40-25 Redemption Subdivision

Mr. Jared Bayler read the staff report. Tim Fears was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control Plan approval for any new construction
2. Bonding of 110% for infrastructure if needed.
3. Recorded within 90 days
4. BZA approvals where needed
5. Special uses where needed

DISCUSSION: None.

MOTION: Mr. John Collett made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

G. SUBDIVISIONS – MAJOR/Primary
None

H. SUBDIVISIONS – MAJOR/Secondary
None

I. SUBDIVISIONS – MAJOR/Primary/Secondary
1. **DOCKET #78 File #45-25 You-Store-It**

Mr. Jared Bayler read the staff report. Matt Voris was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control Plan approval if needed
2. Bonding of 110% for infrastructure if needed
3. Recorded within 90 days
4. Approval of a rezoning and any variances needed

DISCUSSION: None

MOTION: Mr. John Collett made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. William Verdeyen

VOTE: The motion to carried unanimously.

J. COUNTY REZONINGS

1. **DOCKET #75 UZO #14-25 2001 N. Hunt Rd.
M-1 to C-4 Commercial District**

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

RECOMMENDATION: FAVORABLE with the following conditions:

1. Site plan approval

DISCUSSION: None.

MOTION: Mr. Marcus Maurer made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Norm Froderman.

VOTE: The Motion carried unanimously.

2. **DOCKET #80 UZO #16-25 4151 W. National Drive, WTH
R-S to M-3 Multifamily Residential District**

Mr. Jared Bayler read the staff report. Attorney Kelsey Anklitz was here on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Approval of site plan
2. BZA approvals where variances are needed

DISCUSSION: A number of remonstrators were present. Mr. James Scotsell was opposed

because the property was already being run as a multifamily dwelling. The petitioner said the previous owners did not handle the property management well and did not keep it up to code. Two more neighbors came up and spoke about the well-being of the property. The tenants that live in the home are not people they want living by their children.

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

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

K. CITY/COUNTY GENERAL ORDINANCES

**1. DOCKET #79 GO # 2-25 Road Name Change: North First Street, a
Portion of South First Street and Prairieton Road to Riverside Road**

Ms. Sydney Shahar read the staff report. Lori Danielson was present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE

DISCUSSION: A few remonstrators were present. Mr. Steve Clark, 1904 North 1st Street, is not in support of the road name change because of there is no benefit to changing a road name. Mr. Clark believes that this will cause confusion in the area and for his customers. Mr. Jim Cunningham owns five city lots and has recently spent over \$5,000 on promotional products for his business. He does not believe in the road name change because of the amount of money businesses will have to spend to change their address. Ms. Lori Danielson said that the city does have a grant to help the surrounding businesses to help cover costs like promotional products and other stuff. Mr. John Hanley said that he has owned his business for over 33 years and his address has changed three different times over the years. Mr. Hanley stated that it is painful at the time but not fatal.

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

SECOND: Mr. John Collett.

VOTE: The Motion carried.

L. RESOLUTIONS

None

N. PLAN COMMISSION DISCUSSION

None

O. ADJOURN

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

SECOND: Mr. John Collett.

VOTE: The motion carried.

TIME: 7:08 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission