

VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
November 5, 2025

A. CALL TO ORDER

The meeting (#689) was called to order by John Hanley, Vigo County Area Plan Commission President at 6:00 p.m. on September 3, 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	Present
Kevin Beaver	Present	Don Fulk	Present
Deborah Carter	Present	John Hanley	Present
James Chrisman	Absent	Marcus Maurer	Absent
Terry Clark	Present	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: October 1, 2025

MOTION: Mr. Norm Froderman made a motion to accept the Previous Minutes.

SECOND: Mr. John Collett.

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: Ms. Sydney Shahar discussed that she went to the INAFSM Conference recently and she has provided a long report for the board to review.

Mr. Jared Bayler stated that there had been feedback issues with the microphones previously and he asked the board to remember to turn off their microphones and turn them on only when they wished to speak. Jared also said that there were handouts regarding updates to some of the agenda items. He further explained that there are new meeting dates for next year for the board's review but they will not be approved at this meeting.

He also reported that there were problems again this month with the packets not being delivered on time and/or being damaged. They will try to find a solution moving forward. Fourteen packets were sent out, eight were delivered, and two of those were destroyed. He emphasized the need to look into finding a new solution.

Jared also spoke about Mr. Jim Chrisman's passing.

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

Mr. Hanley asked for a moment of silence in remembrance of member James Chrisman.

I. COMMITTEE REPORTS

1. Plat Committee – Kessinger Residence – Approved
2. Plat Committee – Hamilton 2 – Approved

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
None

E. SUBDIVISIONS with CITY REZONINGS

1. DOCKET #89 File #49-25 Black Top Subdivision

Mr. Jared Bayler read the staff report. Attorney Eddie Felling 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 infrastructure if needed
3. Fire Department approval
4. Recorded within 90 days

DISCUSSION: None.

MOTION: Mr. Ryan Baker made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

**2. DOCKET #94 SO #39-25 Parcel #84-07-29-200-010.000-009
O-1 to M-2 Heavy Industrial District**

Ms. Sydney Shahar read the staff report. Attorney Eddie Felling was present on behalf of the petitioner.

RECOMMENDATION: Favorable with the following conditions:

1. Approval of Subdivision
2. Approval of the site plan with storm water drainage by the Department of Engineering

DISCUSSION: Attorney Felling stated that the proposed project is a six-million-dollar investment and is expected to create nine full-time jobs. Construction is planned to begin in the first quarter of next year, with hopes to start by the end of the year. Ed Cook, owner of EDA Engineering, located in front of the new asphalt plant, expressed concerns regarding the poor condition of the road. He stated that truck traffic is going to double. Attorney Felling clarified that the project will not double truck traffic, but rather redirect existing traffic. Ms. Deborah Carter asked about the status of paving Hunt Road. Attorney Felling expressed that the city might have that item on the Agenda to be repaired.

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

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

F. SUBDIVISIONS with COUNTY REZONINGS

1. DOCKET #87 File 348-25 Red Brick

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

RECOMMENDATION: Favorable with the following conditions:

1. Rezoning of both lots
2. Drainage and Erosion Control Plan approval for any new development
3. Recorded within 90 days
4. Health Department approval
5. Removal of the home from lot 1 or conversion to an uninhabitable structure

DISCUSSION: None.

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

**2. DOCKET #88 UZO #19-25 3668 S. St. Rd. 63
C-6 to R-1 Single Family Residential District**

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

RECOMMENDATION: Favorable with the following conditions:

1. BZA approval for the Variance
2. Issuance of a demolition permit for the older home in the rear of the property

DISCUSSION: None.

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

G. SUBDIVISIONS – MAJOR/Primary

1. DOCKET #92 File #51-25 Renovative Subdivision

Mr. Jared Bayler read the staff report. Josh Thompson was present on behalf of the petitioner.

RECOMMENDATION: Favorable with the following conditions:

1. Determination of the availability of public water
2. Adjustments to lot size and number to concise with the City Board of Zoning Appeals determination of a hardship for minimum lot size and setbacks
3. Drainage and Erosion Control Plan approval
4. Bonding of 110% for infrastructure
5. Fire Department approval
6. Preliminary site plan approval
7. Minor plat changes

DISCUSSION: Mr. Josh Thompson explained the plans for the proposed subdivision. Mr. John Hanley informed Mr. Thompson that several items he presented were not included on the plat. As a result, the project will need to proceed to a secondary subdivision review, and all items must be shown on the secondary plat, along with the additional changes required in the staff report. Mr. Thompson stated that they are making progress and will complete the necessary updates efficiently and correctly.

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

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

H. SUBDIVISIONS – MAJOR/Secondary

1. DOCKET #93 File #52-25 Hidden Grove (Secondary)

Mr. Jared Bayler read the staff report. Mr. Joe Anderson was present.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control plan approval
2. Bonding of 110% for infrastructure if needed

DISCUSSION: None

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

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

I. SUBDIVISIONS – MAJOR/Primary/Secondary

1. DOCKET #81 File #46-25 Vicki Hoffman Subdivision

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

RECOMMENDATION: Favorable with the following conditions:

1. Road Cut permit where needed
2. Recorded within 90 days
3. Health Department approval

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.

2. DOCKET #86 File #47-25 Geckeler 1 Lot

Mr. Jared Bayler read the staff report. Matt Voris was present 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. Minor plat changes

DISCUSSION: None.

MOTION: Mr. Ryan Baker made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. Norm Froderman.

VOTE: The motion carried unanimously.

3. DOCKET #91 File #50-25 Bullseye Jack

Mr. Jared Bayler stated this subdivision had a handout and read the staff report. Matt Voris was present for the petitioner.

RECOMMENDATION: Favorable with the following conditions:

1. Road Cut permit form INDOT
2. Plat modifications
3. Record within 90 days
4. FAA forms and INDOT office of Aviation approvals

Needed prior to permitting:

1. Drainage and Erosion Control Plan approval
2. Bonding of 110% for infrastructure
3. Fire Department approval

DISCUSSION: Ms. Elsa Morris, who lives at the first house north of this parcel, expressed concerns and asked questions regarding water and sewer service. She asked whether water would be provided to residents living next to the development. Mr. John Hanley explained that water and sewer services already existed and cannot be obtained from the developer, and that she should contact Indiana American Water. Amanda Thompson advised Ms. Morris to contact the Mayor's Office for assistance in reaching Indiana American Water. She added that the City is working to have a representative from Indiana American Water available in Terre Haute to assist with such issues.

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

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

J. COUNTY REZONINGS

1. DOCKET #85 UZO #18-25 3001 E. Springhill Drive

C-7 to A-1 Agriculture and Rural Residential Suburban District

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

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

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

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

**2. DOCKET #90 UZO #20-25 3665 S. 14th ½ Street
C-6 to R-S Single Family Residential Suburban District**

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

RECOMMENDATION: FAVORABLE with the following conditions:

1. BZA approval for the variance
2. An ILP must be issued for any new buildings or storage units

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 #83 GO #1-25 Amend Unified Zoning Ordinance, Right of Entry

Mr. Jared Bayler read the staff report.

RECOMMENDATION: FAVORABLE

DISCUSSION: Members of the APC expressed concerns regarding the way the Ordinance is written. Specifically, some members were uncomfortable with the provision that allows the Director to enter private property in the event of a violation. Mr. William Verdeyen asked if it would be possible to invest in a drone to inspect properties without physically entering them. Mr. Jared Bayler responded that he already takes measures to be visible and identifiable, including wearing marked clothing, turning on his truck lights, and taking photos from the side of the road. Some members asked whether he could be sworn in as a deputy to allow him to legally access

the property. Mr. Bayler explained that a previous director had gone through the process of becoming a deputy to perform this function, but he is not interested in taking on the responsibilities that come with being a deputy. Mr. John Hanley commented that this would be a good ordinance and expressed trust that Mr. Bayler would follow the ordinance properly. He also noted that if a future director does not follow the rules, the Board would address the issue at that time.

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

SECOND: Mr. Ryan Baker

OPPOSED: Mr. William Verdeyen and Mr. Kevin Beaver.

VOTE: 10 to 2, the Motion passed.

L. RESOLUTIONS

**1. DOCKET #84 Resolution #3-25 Amend the Area Plan Commission by
Laws, Decorum and Foster the Effective Administration of Meetings**

Mr. Jared Bayler read the staff report.

RECOMMENDATION: FAVORABLE

DISCUSSION: None

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: 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: 7:14 p.m.


John M. Hanley, President
Area Planning Commission


Norm Froderman, Secretary
Area Planning Commission