

November 18, 2025

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Present: Chris Switzer, Mike Morris, Mark Clinkenbeard, Terry Modesitt.
9:23 a.m. the Board held a rezoning hearing.

Area Planning Director Jared Bayler noted the Area Plan Commission had amended their bylaws refining the rules and policies governing the conduct for attendees of their public meetings. He said this amendment would protect decorum and foster the effective administration of meetings. Jared said he expected the Board of Zoning Appeals and the City Board of Zoning Appeals would follow with adopting similar protocols in the near future.

UZO #18-25: This property is on the south side approximately 330 ft to the west of the intersection of East Springhill & S. Fagin Street, Terre Haute, IN. Currently zoned C-7 General Commercial District, with a proposed zoning to be A-1, Agricultural District. Surrounding uses are A-1 to the North, C-7 to the South, A-1 to the West and A-1 to the East. Property owner is Brett & Kelsey VanGilder. The C-7 zoning was an original zoning from 1996. The property was previously used as VanGilder Well Drilling. The business is no longer in operation and the petitioner purchased the property from his family. Springhill, in general, is thought to be mainly commercial or residential in zoning. However, this most eastern part, is still predominately A-1 with some residential mixed in. Zoning to A-1 would provide continuity in zoning across the district and provide a "blank slate" for future development. Barnyard animals will be permitted and are anticipated. Staff offered a favorable recommendation. The Area Plan Commission also offered a favorable recommendation. There were no remonstrators present at this meeting. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. The motion passed with a 3-0 vote.

UZO #19-25: This property is located on the east side of S. St. Rd. 63 approximately 340 ft. North of W. Jones Drive. Pt. of parcel#: 84-09-05-376-004.000-004 (Red Brick 1 Lot), Terre Haute, IN. Currently zoned C-6 Highway Commercial District, with a proposed zoning to be R-1 Single Family Residential District. Surrounding uses are C-6 to the North, R-1, C-3, R-T to the South, O-1 to the West and A-1 to the East. Property owner is Michael B. Bryan. Additional residential development in this area is encouraged by guidance. This rezoning will not alter the general characteristics of the neighborhood. The petitioner is subdividing the older brick home (Red Brick 1 lot) and leaving the older closed motorcycle shop as C-6. The petitioners have requested a variance for a 0 ft. front yard setback for the brick house, along with a 2ft reduction from the 5ft. minimum side yard setback from County BZA. Staff offered a favorable recommendation with the following condition: BZA approval for the variance. The Area Plan Commission also offered a favorable recommendation with the same condition. There were no remonstrators present at this meeting. Mike Morris made a motion to approve the proposed zoning. Chris Switzer seconded the motion. The motion passed with a 3-0 vote.

UZO #20-25: Pt. of parcel 84-09-03-451-001.000-004. This property is located at 3655 S. 14 ½ Street, Terre Haute, IN. Currently zoned C-6 Highway Commercial District, with a proposed zoning to be R-S, Single Family Residential Suburban District. Surrounding uses are O-S, R-2M, R-S to the North, A-1, C-6 to the South, O-1 to the West and C-6 and M-1 to the East. Property owner is You Store It, LLC. This rezoning is two parts of a 3-lot subdivision. The petitioner is subdividing the commercial storage units away from the existing two homes located on the property. The petition only lists 3655 S. 14 ½ St. but also includes S. 14th ½ St. Prior to the subdivision all three lots were considered legal non-conforming. The subdivision and subsequent rezoning forfeits the legal non-conforming status. Thus, all three lots must be brought into conformance. Lot 1 where the commercial storage buildings are located will need BZA approvals. It will need rezoned to C-3 as mini-warehouses are listed use by right in C-3. The owner of the two new residential lots must agree to waive any

buffering requirements to surrounding C-6/C-3 zoned properties. The waiver must be in writing and attached to the deed or title. Staff offered a favorable recommendation with setback and buffering waiver to be recorded with the deed or title. The Area Plan Commission also offered a favorable recommendation with the same conditions. There were no remonstrators at this meeting. Mike Morris made a motion to approve the proposed zoning. Chris Switzer seconded the motion. The motion passed with a 3-0 vote.

Jared then presented the Board with General Ordinance 1-25. Jared explained this was an amendment to the UZO. He said as currently written the director or his designee may only enter upon a property with consent of a property owner. He explained planning personnel need to be able to respond to a complaint for a structure or activities that cannot be viewed from the road or public ROW. He said this amendment does not change the need for a warrant to enter structures not open to the public and does not grant special deputy status or convey any rights outside of those already outlined in the UZO and the director or his designee will only be able to investigate items related to zoning, subdivision, or the special flood hazard areas. Jared said this amendment essentially allows him and his staff to knock on doors of property owners prior to putting property through the enforcement process. Chris Switzer made a motion to approve the General Ordinance 1-25. Mike Morris seconded the motion.

The meeting was adjourned at 9:17 a.m.



Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:



Larry Hutchings, Auditor