

VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
December 3, 2025

A. CALL TO ORDER

The meeting (#690) was called to order by John Hanley, Vigo County Area Plan Commission President, at 6:00 p.m. on December 3, 2025 in the Council's Chambers of the Vigo County Annex, 127 Oak Street, Terre Haute, IN 47807.

B. ROLL CALL

Paul Allsup	Present	Norm Froderman	Absent
Ryan Baker	Present	Don Fulk	Present
Kevin Beaver	Present	John Hanley	Present
Deborah Carter	Absent	Marcus Maurer	Present
Terry Clark	Absent	Debbie May	Present
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: November 5, 2025

MOTION: Mr. Ryan Baker 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. Ryan Baker 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 welcomed Mr. Paul Allsup to the Area Plan Commission. Paul replaced James Chrisman who passed away recently. Jared informed the commission that there were two handouts: one providing an update on a subdivision and another listing the 2026 meeting dates. He also explained that the April meeting date has been changed to April 8th due to spring break occurring locally during the first week of April.

Ms. Sydney Shahar provided an update on the remapping process and noted that they will hopefully know next year whether they will proceed with the remapping.

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

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

Mr. John Hanley asked the Area Plan Commission if anyone would like to make a motion to accept the Meeting dates for 2026.

MOTION: Mr. John Collett made a motion to accept the 2026 Meeting dates.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

I. COMMITTEE REPORTS

1. Plat Committee – Lemmons 1 lot – 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

**1. DOCKET #101 SO #43-25 Parcel #84-06-03-258-011.000-002
R-1 to R-2 Two Family Residential District**

Ms. Sydney Shahar read the staff report. The petitioner was present.

RECCOMENDATION: No Recommendation.

DISCUSSION: Ms. Tracy Sutton (230 N. 14 ½ Street) stated that she brought a signed petition from area individuals who would like the property to remain single-family homes. She noted that if the property is rezoned to an R-2 Two-Family Residential District, it would change the character of the neighborhood. She explained that the rezoning could create more traffic and that residents prefer the property to remain a single-family home rather than be converted into a duplex.

Ms. Donna Chapman also spoke and stated that she would like the property to remain a single-family home.

Ms. Cheryl Loudermilk (Terre Haute City Council) stated that she is opposed to the rezoning and supports keeping the property designated as R-1 Single-Family Residential.

Ms. Amanda Thompson stated that she does share concerns and agrees.

Mr. John Collett asked staff how far the property is from the nearest R-2 district. Ms. Sydney Shahar responded that it is approximately 3,000 feet away.

Mr. Ryan Baker asked if the concern was that it is a rental or that it is a duplex. A member of the audience replied that it is both, adding that it would “stick out like a sore thumb” and that people would know that it is a rental property.

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

SECOND: No one seconded.

Mr. John Hanley stated that another option is to send a no recommendation.

MOTION: Mr. John Collett made a motion to send a NO recommendation.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

**2. DOCKET #104 SO #42-25 2340 and 2350 N. 24th Street, Terre Haute
R-1 to M-1 Light Industrial District**

Ms. Sydney Shahar read the staff report. Attorney Richard Shagley II was present on behalf of the petitioner.

RECOMMENDATION: Favorable with the following conditions:

1. Site plan approval by the City Engineering
2. BZA approved variances if necessary

DISCUSSION: None

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary/Secondary
1. DOCKET #99 File #56-25 Ray 2

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

RECOMMENDATION: Favorable with the following conditions:

1. Health Department approval
2. Recorded in 90 days

DISCUSSION: None

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

2. DOCKET #102 File #57-25 Anthony D. and Dorinda K. LaVallie Minor Subdivision

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

RECOMMENDATION: Favorable with the following conditions:

1. Road cut permit
2. Recorded within 90 days
3. Health Department approval
4. Minor plat changes
5. Lot line adjustment or BZA approval to meet §11.01 D. 2

DISCUSSION: None

MOTION: Mr. Marcus Maurer made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Ms. Debbie May.

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
None

J. COUNTY REZONINGS

1. **DOCKET #98 UZO #21-25 10530 E. SR 246, Lewis R-S 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. John Collett made a motion to send a FAVORABLE recommendation.

SECOND: Mr. Don Fulk.

VOTE: The motion carried unanimously.

**2. DOCKET #100 UZO #22-25 10532 E. Union Dr., Lewis and Vacant Lots with
No Addresses
R-S to A-1 Agriculture and Rural Residential District**

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

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

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

SECOND: Ms. Debbie May.

VOTE: The motion carried unanimously.

**3. DOCKET #103 UZO #23-25 605 Putter Point Court, Terre Haute
O-S 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 no conditions.

DISCUSSION: None.

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

K. CITY/COUNTY GENERAL ORDINANCES
None

L. RESOLUTIONS

1. DOCKET #105 RESOLUTION #4-25 A Resolution of the Vigo County Area Plan Commission Approving a Declaratory Resolution 30, 2025 of the City of Terre Haute Redevelopment Commission and an Amendment to the Economic Development Plan for the 2020 Consolidated Economic Development Area and Designation of an Allocation Area Within the City of Terre Haute, Indiana (Terre Vista Phase III)

Mr. Jared Bayler read the staff report. Attorney Max Adams from Barnes & Thornburg was present on behalf of the City of Terre Haute.

RECOMMENDATION: FAVORABLE

DISCUSSION: Mr. Ryan Baker states that this is a great project for the City of Terre Haute.

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

SECOND: Mr. William Verdeyen.

VOTE: Motion carried unanimously.

N. PLAN COMMISSION DISCUSSION

None

O. ADJOURN

MOTION: Ms. Debbie May made a motion to Adjourn.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried.

TIME: 6:36 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission