

January 13, 2026

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

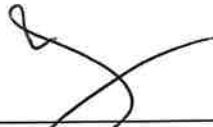
Present: Chris Switzer, Mike Morris, Terry Modesitt, Jared Bayler.
9:45 a.m. the Board held a rezoning hearing.

UZO #1-26: Parcel# 84-02-36-357-008.000-013/Owendale/Sub Lots 38-39. This property is located at 4604 & 4618 N. Brighton Street, Terre Haute, IN. Currently zoned R-1 Single Family Residential District, with a proposed zoning to be R-2 Two-Family District. Surrounding uses are R-1 to the North, R-1 and R-2 to the South, C-1 and M-1 to the West and R-1 to the East. Property owner is Andrea Hurley. The petitioner is requesting to bring their existing two sing-family homes into compliance with the UZO for Vigo County. The two homes have been on the property since 1900 & 1948 by the Vigo County Assessor's Office data. The petitioner wants to remodel and add an addition to 4618 N. Brighton since it is listed as being 441 square feet. 4604 N. Brighton Avenue is listed as 996 square feet. Staff offered a favorable recommendation with an improvement permit being issued for the additional remodel. 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 2-0 vote.

UZO #2-26: 3655 & 3663 S 14 ½ Street, Terre Haute, IN. Part of Parcel #: 84-09-03-451-001.000-004/You-Store-It 3 lot sub. Currently zoned C-6 Highway Commercial District, with a proposed zoning to be C-3 Highway Commercial District. Surrounding uses are O-S, R-2M, R-S to the North, A-1 and 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. Mini warehouses are a permitted use by right in the C-3 district. The storage/mini warehouses have been on this property since 1946per the Vigo County Assessor's Office. The petitioners did submit a subdivision You Store It, LLC that was approved in November 2025 to separate the two single family homes away from the commercial mini warehouses. The petitioner has requested three variances from the BZA: Relief from the type C buffer yard as set forth in section 17, relief from the hard surfacing a parking in section 14 A.3., and a 16 ft reduction from the 20ft minimum side setback in section 9.03 F.2. Staff offered a favorable recommendation with the following conditions: BZA approval for the variances. The Area Plan Commission also offered a favorable recommendation with the same conditions. 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 2-0 vote.

[Signature Page to Follow]

The meeting was adjourned at 9:49 a.m.



Chris Switzer

Mike Morris

Mark Clinkenbeard

Attest:



Larry Hutchings, Auditor

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