

**VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
February 4, 2026**

A. CALL TO ORDER

The meeting (#692) was called to order by John Hanley, Vigo County Area Plan Commission President, at 6:00 p.m. on February 4, 2026 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	Present
Ryan Baker	Present	Don Fulk	Absent
Kevin Beaver	Present	John Hanley	Present
Deborah Carter	Present	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Present
Mark Clinkenbeard	Absent	Amanda Thompson	Present
John Collett	Absent	William Verdeyen	Absent

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 Shahr, 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: January 7, 2026

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

SECOND: Mr. Ryan Baker.

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. Ryan Baker.

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 stated that there was an error in the graph included in his status report; a number had been left out and as a result, the graph is not 100% accurate. He will provide an updated version next month. The graph reflects the Area Planning Office expenditures on an average basis and illustrates how the office functions fiscally. A proposed amended fee schedule ordinance will be presented to reflect changes in expenses. Another ordinance is currently being prepared and is still in the hand of our attorney.

Ms. Sydney Shahar stated that Operation Stay Afloat conference is coming up and that she will be attending. She explained that the event focuses on water-related topics and is hosted by the Indiana Department of Natural Resources (DNR) each year. She noted that this is always a valuable opportunity to learn, network, and engage in discussions related to water issues across the State of Indiana.

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

SECOND: Ms. Debbie May.

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

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
1. **DOCKET #9 File #4-26 Wood Two Subdivision**

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

RECOMMENDATION: Favorable with the following condition:

1. Recorded within 90 days.

DISCUSSION: None

MOTION: Mr. Ryan Baker 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
1. **DOCKET #7 UZO #3-26 109 E. 40th Drive, Terre Haute
R-1 to C-6 Highway Commercial District**

Mr. Jared Bayler read the staff report. Attorney Eddie Feeling was present on behalf of the
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petitioner.

RECOMMENDATION: FAVORABLE with the following condition:

1. Combine both parcels

DISCUSSION: None.

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

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

2. DOCKET #8 File #3-26 Dorsett Automotive 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

The Following is needed prior to recording:

1. Approval of the accompanying rezoning

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.

G. SUBDIVISIONS – MAJOR/Primary

None

H. SUBDIVISIONS – MAJOR/Secondary

1. DOCKET #10 File #5-26 Renovative Subdivision - Secondary

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

RECOMMENDATION: Favorable with the following conditions:

1. Determination of the availability of public water
2. Adjustments to lot size and number to coincide with 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: None

MOTION: Ms. Debbie May made a motion to APPROVE this subdivision with the above recommendations.

SECOND: Mr. Marcus Maurer

VOTE: The motion carried unanimously.

I. SUBDIVISIONS – MAJOR/Primary/Secondary
None

J. COUNTY REZONINGS
None

K. CITY/COUNTY GENERAL ORDINANCES
None

K. RESOLUTIONS
None

N. PLAN COMMISSION DISCUSSION
None

O. ADJOURN

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

SECOND: Mr. Norm Froderman.

VOTE: The motion carried.

TIME: 6:16 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission