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TERRE-HAUTE

Area Planning Department For Vigo County

159 Oak Street, Terre Haute, Indiana 47807

Telephone: (812) 462-3354

Terre Haute • West Terre Haute • Riley • Seelyville

STAFF

Jared Bayler, Executive Director

Sydney Shahr, Assistant Director/Floodplain Administrator

Penny Kahl, General Planner II

Jennifer Clark, Assistant Planner

TO: APC COMMISSION MEMBERS

Paul Allsup

Ryan Baker

Kevin Beaver

Deborah Carter

Terry Clark

Mark Clinkenbeard

John Collett

Norm Froderman

Don Fulk

John Hanley

Marcus Maurer

Debbie May

Amanda Thompson

William Verdeyen

Special meeting of the Vigo County Area Plan Commission will be held Wednesday, July 1, 2026 at 5:00 p.m. in the **Council Room** of the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana 47807.

AGENDA:

A. Call to Order

B. Roll Call

C. Determination of a Quorum

D. Intro by Executive Director

E. Review the UZO and any zoning regulations and land development rules, with the goal of increasing housing development by using the following factors:

- (1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single family homes.
- (2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.
- (3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
- (4) Increasing the allowable floor area ratio in multifamily housing areas.
- (5) Waiving or eliminating regulations such as requirements for:
 - (A) garage size and placement;
 - (B) steeper roof pitch;
 - (C) minimum lot size and square footage;
 - (D) greater setbacks;
 - (E) off-street parking;

- (F) design standards that restrict or prohibit the use of code compliant products; or
- (G) property height limitations.
- (6) Reviewing impact fee zones with zone advisory committee for improvements.
- (7) Streamlining or shortening the permitting processes and timelines, including through one stop and parallel process permitting by fifteen (15) days or more.
- (8) Using property tax abatements to enable higher density and mixed income communities.
- (9) Donating vacant land for affordable housing development.

F. PLAN COMMISSION DISCUSSION AND RECCOMENDATIONS FOR UZO AMENDMENTS

H. ADJOURN

John M. Hanley, President, APC

Vigo County Area Plan Commission Members 2026

Member Name	Position	Term Begins	Term Ends
Mark Clinkenbeard	Vigo County Commissioners	2026	2026
John Hanley	Otter Creek & Nevins	2026	2029
Ryan Baker	Honey Creek & Prairieton	2026	2029
William Verdeyen	Riley & Lost Creek	2025	2028
Paul Allsup	Fayette & Sugar Creek	2026	2029
Deborah Carter	Linton, Pierson & Prairie Creek	2025	2028
Marcus Maurer	Mayor Appointee, Engineering	2024	2027
Amanda Thompson	Terre Haute City Council	2026	2026
John Collett	Mayor, Citizen Member	2024	2027
Terry Clark	Mayor, Citizen Member	2024	2027
Debbie May	Mayor, Citizen Member	2024	2027
Norm Froderman	Town of Riley	2025	2028
Don Fulk	Town of Seelyville	2026	2029
Kevin Beaver	Town of West Terre Haute	2025	2028