

**VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
June 3, 2026**

A. CALL TO ORDER

The meeting (#696) was called to order by John Hanley, Vigo County Area Plan Commission President, at 5:00 p.m. on June 3, 2026 in the Council Room of the Vigo County Annex, 127 Oak Street, Terre Haute, IN 47807.

B. ROLL CALL

Paul Allsup	Absent	Norm Froderman	Absent
Ryan Baker	Present	Don Fulk	Absent
Kevin Beaver	Present	John Hanley	Present
Deborah Carter	Absent	Marcus Maurer	Present
Terry Clark	Present	Debbie May	Present
Mark Clinkenbeard	Present	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, Penny Kahl, General Planner II, Jennifer Clark, Assistant Planner and Savanah Saguilan, Administrative Assistant.

E. CONSIDERATION OF PREVIOUS MINUTES

REGULAR MINUTES: May 6, 2026

MOTION: Mr. John Collett made a motion to accept the Previous Minutes.

SECOND: Mr. William Verdeyen.

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. John Collett made a motion to accept the Status Report.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

G. PUBLIC COMMENT ON NON-AGENDA ITEMS (5 Minutes)

DISCUSSION: Area Planning received one comment and two separate letters regarding items from last month's meeting that were ultimately withdrawn.

H. REPORT OF EXECUTIVE DIRECTOR/ASSISTANT DIRECTOR

DISCUSSION: Jared noted that this would be Savannah's final meeting and took a moment to thank her for her contributions to the office over the past few months. He also wished her the best in her future endeavors.

To date, 31 applications have been received for the administrative assistant position, and interviews will begin on the 15th of this month.

The subdivision reports included in your packets may continue to be updated. Last month presented some timing challenges and agencies had limited time to respond before packet distribution. Updates will be provided as they become available.

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

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

I. STATUS REPORT OF NON- REVERTING FUND

DISCUSSION: Jennifer provided an updated total for the month of May, which was \$2,870.00. She noted that since online permitting and credit card implementation, the monthly figures have remained relatively consistent. While there are still a few minor issues with the online permitting and payment system, it is expected to improve gradually over time.

J. COMMITTEE REPORTS

1. DOCKET #45 File #28-26 Randall Clark Minor Subdivision - Pending

K. COMMUNICATIONS RECEIVED

None

L. COMMUNICATIONS RECEIVED FROM THE PUBLIC (Other Than Agenda Items)

None

M. 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

N. NEW BUSINESS

A. APPROVAL AND RECOMMENDATION REQUESTS

None

B. CITY REZONINGS

**DOCKET #46 SO #4-26 1103 N. 13th Street, Terre Haute
R-2 to R-3 General Residence District**

Ms. Penny Kahl read the staff report. Attorney Darrel E. Felling was present on behalf of the petitioner.

RECCOMENDATION: Favorable with the following conditions:

1. Site plan approval by the Department of Engineering
2. Any required ordinances approved by the Board of Zoning Appeals

DISCUSSION: None.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary
None

E. SUBDIVISIONS – MINOR, Primary/Secondary

1. DOCKET #41 File #25-26 Hale Minor Subdivision

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

RECOMMENDATION: Favorable with the following conditions:

1. Road Cut Permit if needed.
2. State and or local permits for any development in the special flood hazard areas.

DISCUSSION: None

MOTION: Mr. Ryan Baker made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

2. DOCKET #42 File #26-26 Monts Subdivision

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

RECOMMENDATION: Favorable with the following conditions:

1. Road Cut Permit if necessary.

DISCUSSION: An elderly member of the audience asked questions regarding how the land would be subdivided. Mr. Marcus Maurer provided an explanation; however, she was still unclear. The petitioner then approached and further explained how the subdivision would occur. She still continued to express concern about the wooded area, stating she would be very unhappy if logging were to take place. Mr. Hanley clarified that the board does not have authority over how individuals use their private property.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

1. DOCKET #34 File #19-26 Wright Farm Subdivision

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

RECOMMENDATION: Favorable with the following condition:

1. Road cut permit if necessary.

DISCUSSION: An audience member asked the petitioner about his plans for the 20 acres located on the south side of 42. He stated that he intends to eventually sell the property. He noted that he has received offers in the past but has not yet been offered a price he finds acceptable.

MOTION: Mr. Mark Clinkenbeard made a motion to APPROVE this subdivision.

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

F. SUBDIVISIONS with CITY REZONINGS
None

G. SUBDIVISIONS with COUNTY REZONINGS
None

H. SUBDIVISIONS – MAJOR/Primary
None

I. SUBDIVISIONS – MAJOR/Secondary
None

J. SUBDIVISIONS – MAJOR/Primary/Secondary

1. DOCKET #47 File #29-26 Havens 2 lot Subdivision

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

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
4. Recorded within 90 days

DISCUSSION: A letter of remonstrance was submitted to Area Planning expressing concerns about ground disturbance near the creek and surrounding areas, the potential loss of rural residential character, and impacts to Honey Creek and connected water bodies.

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

SECOND: Mr. Ryan Baker.

VOTE: The motion carried unanimously.

K. COUNTY REZONINGS

**1. DOCKET #44 UZO #10-26 5103 E. Old Maple Ave, Terre Haute
R-S to A-1 Agriculture and Rural Residential District**

Ms. Penny Kahl read the staff report. Attorney Darrel E. Felling is present on behalf of the petitioner.

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: None.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

L. CITY/COUNTY GENERAL ORDINANCES
None

M. RESOLUTIONS
None

O. PLAN COMMISSION DISCUSSION
None

P. ADJOURN

MOTION: Mr. John Collett made a motion to adjourn.

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

TIME: 5:21 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission