

VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
July 1, 2026

A. CALL TO ORDER

The meeting (#697) was called to order by John Hanley, Vigo County Area Plan Commission President, at 5:00 p.m. on July 1, 2026 in the Council Room of the Vigo County Annex, 127 Oak Street, Terre Haute, IN 47807.

B. ROLL CALL

Paul Allsup	Present	Norm Froderman	Present
Ryan Baker	Absent	Don Fulk	Present
Kevin Beaver	Absent	John Hanley	Present
Deborah Carter	Absent	Marcus Maurer	Present
Terry Clark	Absent	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, Sydney Shahr, Assistant Director/Floodplain Administrator, Penny Kahl, General Planner II, and Jennifer Clark, Assistant Planner.

E. CONSIDERATION OF PREVIOUS MINUTES

REGULAR MINUTES: June 3, 2026

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

SECOND: Mr. Marcus Maurer.

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. Norman Froderman 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: None

H. REPORT OF EXECUTIVE DIRECTOR/ASSISTANT DIRECTOR

DISCUSSION: Mr. Jared Bayler noted that there are two special call meetings immediately after tonight's meeting.

Ms. Sydney Shahar stated that she is working on her report from the August ASFPM Conference in Milwaukee and should have it finished for next month's meeting.

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

I. STATUS REPORT OF NON- REVERTING FUND

DISCUSSION: Ms. Jennifer Clark provided an updated total for the month of June, which was \$10,018.00. She also stated that she will start giving quarterly total for the August meeting.

J. COMMITTEE REPORTS

1. **DOCKET #45 File #28-26 Randall Clark Minor Subdivision** – Pending
2. **DOCKET #49 File #31-26 KH Farms** - Approved

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

**1. DOCKET #56 SO #7-26 335 Kent Avenue
R-1 to R-2 Two Family Residence District**

Ms. Sydney Shahar read the staff report. The Petitioner did not appear.

RECOMENDATION: Table because the Petitioner was not present.

DISCUSSION: None.

MOTION: Mr. Norman Froderman made a motion to TABLE this rezoning to next month.

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously.

**2. DOCKET #58 SO #8-26 1009 Poplar
M-2 to C-5 General Central Business Residence District**

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

RECOMENDATION: Favorable with the following conditions:

1. Site plan approval by the Terre Haute Department of Engineering

DISCUSSION: None.

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

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

C. SUBDIVISIONS – MINOR, Primary
None

D. SUBDIVISIONS – MINOR, Primary
None

E. SUBDIVISIONS – MINOR, Primary/Secondary

1. DOCKET #53 File #35-26 Conley 1 Lot

Mr. Jared Bayler read the staff report. Mr. Matt Voris was present for the Petitioner.

RECOMMENDATION: Favorable on Primary with the following conditions:

1. Building Inspection approval of the residential conversion
2. County Engineering approval for the private street design
3. APC approval of a road maintenance agreement
4. All necessary permits
5. A valid 911 address

DISCUSSION: None

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

SECOND: Mr. William Verdeyen.

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 #50 File #32-26 Southard Acres East Phase 3

Mr. Jared Bayler read the staff report. Mr. Matt Voris was present for the Petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Drainage and Erosion Control Plan approval
2. Bonding of 110% for infrastructure
3. Record within 90 days
4. Site plan approval by City Engineering

DISCUSSION: None

MOTION: Mr. Mark Clinkenbeard made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

2. DOCKET #51 File #33-26 Malloreys Grace Phase 2

Mr. Jared Bayler read the staff report. Mr. Matt Voris was present for the Petitioner.

RECOMMENDATION: FAVORABLE with the following conditions:

1. Road Cut Permits
2. Drainage and Erosion Control Plan approval
3. Bonding of 110% for infrastructure
4. Fire Department approval

DISCUSSION: None

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

SECOND: Mr. John Collett.

VOTE: The motion carried unanimously.

3. DOCKET #52 File #34-26 Foulkes Village

Mr. Jared Bayler read the staff report. Mr. Tyler Thompson was present for the Petitioner.

RECOMMENDATION: FAVORABLE on Primary with the following conditions:

1. Depiction of all lots to be created on the plat
2. Indication of the primary means of ingress/egress

3. Road cut design added to the plat
4. Road cross section added to the plat
5. Written comment from the housing authority approving of the subdivision and where possible demonstrating the need for additional housing at this location

Needed prior to permitting:

1. Drainage and Erosion Control Plan approval
2. Bonding of 110% for infrastructure
3. Fire Department approval
4. City Engineering site plan approval

DISCUSSION: Margaret Hurdlik of 908 South 7th Street wondered if when she hears that a green space is going to be removed, are those neighbors informed and if any input has been gathered from them. Mr. Jared Bayler said that only the property owner is notified, not individual residents. Mr. Brandon Sakbun, Mayor of Terre Haute stated that the TH Housing authority has notified him that they plan to expand current housing authority properties around the city. THHA owns limited space and are adding some units there. There is transportation service and its near Sarah Scott Middle School. Any green space suggestions will be forwarded to THHA.

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

SECOND: Mr. William Verdeyen.

VOTE: The motion carried unanimously

4. DOCKET #54 File #36-26 Replat of Lot 69 & 70 and 16 ft off North side of Lot 68 in Owen C. Pearce's Idlewild Park Subdivision

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

RECOMMENDATION: FAVORABLE on the primary and secondary.

DISCUSSION: None

MOTION: Mr. Norman Froderman made a motion to APPROVE this subdivision with the above conditions.

SECOND: Mr. Mark Clinkenbeard.

VOTE: The motion carried unanimously.

K. COUNTY REZONINGS

**1. DOCKET #55 UZO #11-26 9116 East US Hwy 40
R-S to R-2 Two Family Residential District**

Ms. Jared Bayler read the staff report. Teko Goda was present on behalf of the Petitioner.

RECOMMENDATION: FAVORABLE with no conditions.

DISCUSSION: Mr. Jenkins of 4993 West SR 340, Brazil, own property directly to the west. He wants to know where is the storm water going? Mr. Don Fulk is also concerned about that many apartments on a small lot. Mr. Jenkins was under the impression that there was going to be two duplexes and now there is going to be four. His concern is that he has water problems with drainage and knows this will cause issues too. He also believes they are working on sewer to the north. Mr. John Hanley said they have to develop and contain their own water. Mr. Jenkins still doesn't understand the zoning; how can they build eight with a two family? Mr. Marcus Maurer said if this goes through tonight they can build one two-family structure and that they will have to do a subdivision which will addresses the water issue. Mr. Jenkins also has concerns about setbacks and variances. Mr. Marcus Maurer stated again that that issue will also be heard by the BZA; more will have to happen before that can all be done.

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried 9-1. Mr. Don Fulk was opposed.

L. CITY/COUNTY GENERAL ORDINANCES
None

M. RESOLUTIONS
None

O. PLAN COMMISSION DISCUSSION
None

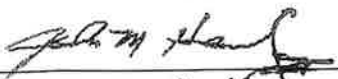
P. ADJOURN

MOTION: Mr. Norm Froderman made a motion to adjourn.

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

TIME: 5:40 p.m.


John M. Hanley, President
Area Planning Commission

Page 7 of 7


Norm Froderman, Secretary
Area Planning Commission