

**VIGO COUNTY AREA PLAN COMMISSION
MEETING MINUTES
July 1, 2026**

A. CALL TO ORDER

The Special Call meeting was called to order by John Hanley, Vigo County Area Plan Commission President, at 5:40 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

C. 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 Shahar, Assistant Director/Floodplain Administrator, Penny Kahl, General Planner II, and Jennifer Clark, Assistant Planner.

D. INTRO BY EXECUTIVE DIRECTOR

Mr. Jared Bayler stated that meeting is to discuss is the Review of Chapter 10. Zoning & Subdivision Regulations City of Terre Haute and any zoning regulations and land development rules, with the goal of increasing housing development.

E. Review of Chapter 10. Zoning & Subdivision Regulations City of Terre Haute 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 RECOMENDATIONS: Chapter 10. Zoning & Subdivision Regulations City of Terre Haute

Mr. John Hanley asked if anyone on the board had any questions on what we are asked to do here? Are we on the right path or should be looking to update some of the regulations that they would like to provide higher density. I don't believe we are prepared in any way for this. What we might do tonight is indicate that this commission believes we are due for updating but are not in the position to make any changes at this time.

Mr. Marcus Maurer said that we are talking about city only at this meeting.

Ms. Amanda Thompson said that we have recently raised our rates we charge for permits, etc., and even with that we are still one of the cheapest places in the state for developers to come and get permits. We are already in a good place to promote development, don't see our current zoning to be overly restrictive. Looking at the city zoning code a plan is in place to hire an agency to modernize the code. The historic district survey is already being looked into.

Mr. Marcus Maurer said that our biggest struggle is the age of the code. We want to have some zoning laws, which is an overall driving factor to affordable housing. This takes a lot more work than we can put into it tonight, we need to take time to do it right.

Ms. Keri Yousef spoke at the podium and said that Vigo County has a comprehensive plan and if that has been considered in the recommendations. Is there any data for the repeated need for housing? She also asked about code enforcement, using property tax abatements, donating land, etc. The code is a guardrail, profit driven doesn't protect the citizens.

Ms. Amanda Thompson said the agenda is not a recommendation but comes directly from the Code.

Mr. Marcus Maurer said he recommended to take no action tonight, but to encourage the city to continue to review the code and eventually do an update. Mr. Norm Froderman agreed with Marcus.

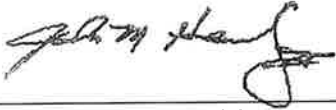
G. ADJOURN

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

TIME: 5:55 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission