

**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 5:55 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 the UZO and any zoning regulations and land development rules, with the goal of increasing housing development.

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 RECOMENDATIONS: Vigo County Unified Zoning Ordinance (UZO) Regulations

Mr. Mark Clinkenbeard stated that he would concur with Mr. Marcus Maurer for the County side of things, it is something we need to look at but I don't think we need to take action at this moment.

Mr. Jared Bayler stated that he received a letter of remonstrance and handout in support of this from Chris Switzer.

A gentleman meeting attendee said at the podium that we need do away with regulations, don't need a plan commission, let the builders make decisions.

Mr. John Hanley told him that we are not considering that at this time.

Mr. John Collett said that we should take no action at this time, encourage the county in its process. Mr. Marcus Maurer agreed.

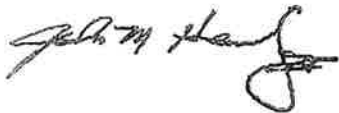
G. ADJOURN

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

SECOND: Mr. Marcus Maurer.

VOTE: The motion carried unanimously.

TIME: 6:00 p.m.



John M. Hanley, President
Area Planning Commission



Norm Froderman, Secretary
Area Planning Commission