

September 19, 2023

Commissioners' Conference Room  
Vigo County Government Center  
Terre Haute, Indiana

**Present:** Mike Morris, Chris Switzer and Mark Clinkenbeard

9:17 a.m. the Board held a rezoning hearing.

**UZO #11-23:** Parcel No. 84-03-21-101-012.000-012. This property is located between 6931 and 5986 East Rio Grande Avenue, Terre Haute, Indiana. The proposed use is for childcare. Currently zoned A-1, Agricultural District, with the proposed zoning to be C-4 Commercial Office District. Surrounding uses are A-1 to the north, A-1 to the south, C-2 and R-2M to the east, and A-1 to the west. Property owner and petitioner is Nora Kersey.

The petitioner is requesting a rezoning to allow for childcare use. The area is single family homes and farmground. Operating immediately to the east is a childcare center. An incomplete site plan was submitted and will need to be re-submitted depicting the building location, parking, and adherence to setbacks. State releases are needed at the time of permitting for the septic design.

Staff offers a favorable recommendation to include the revised site plan with a depiction of the parking and hard surface of all public use areas or relief from the Board of Zoning Appeals. There were no remonstrators present. The Area Plan Commission also offered a favorable recommendation.

Chris Switzer made a motion to approve this rezoning. Mark Clinkenbeard seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

**UZO #12-23:** Parcel No. 84-07-15-400-006.000-008. This property is located at 8680 East Milner Avenue, but the site is located on the east side of Milner approximately 4,400 feet east of the intersection of East Milner and North Chamberlain Street, Terre Haute, Indiana. The proposed use is for an Educational Training and Vocational Center. Currently zoned A-1, Agricultural District, with the proposed zoning to be C-3 Regional Commercial District. Surrounding uses are A-1 and R-2 to the north, A-1 to the south, R-S to the east, and R-S to the west. Property owner and petitioner is Plumbers and Steamfitters Local Union #157.

The petitioner is requesting a rezoning to allow for an Educational Training and Vocational Center. The area is identified as suburban residential with low intensity residential as development priority. Petitioner proposes to construct a 49,660 square foot building to be used as an educational and vocational training center. Residential Suburban adjoins to the East. A landscape and buffer plan is required where residential adjoins. State releases will be required prior to permitting. A CGSP will be required prior to foundation releases.

Typically, once impacts are accounted for and all hazards overcome, these types of developments can be beneficial to a local economy. Therefore, staff offers a favorable recommendation with the following conditions: (1) approval of a landscape and buffer plan; (2) revised site plan meeting or exceeding development standards as outlined in the UZO; and (3) approval of the major subdivision. There were remonstrators present that evening. The Area Plan Commission also offered a favorable recommendation.

Richard Shagley, attorney for the petitioner, gave a brief outline of the project. He believes most of the concerns of the remonstrators have been addressed. Commissioner Mark Clinkenbeard said that he had heard from a few people concerned about traffic but they were still very supportive of the project. Extra signage may be installed to help with some of the concerns.

Mark Clinkenbeard made a motion to approve this rezoning. Chris Switzer seconded the motion. Upon a 3-0 voice vote, the motion unanimously passed.

The meeting was adjourned at 9:25 a.m.



Mike Morris



Chris Switzer



Mark Clinkenbeard

Attest:



James W. Bramble, Auditor