

December 10
November 12, 2024

Council Chambers
Vigo County Government Center
Terre Haute, Indiana


Present: Chris Switzer, Mike Morris and Mark Clinkenbeard

9:30 a.m. the Board held a rezoning hearing.

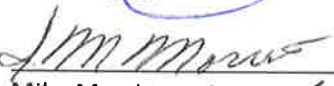
UZO #22-24: Parcel No. 84-09-08-126-001.000-004. This is property located at 3924 South State Road 63, Terre Haute, Indiana. The property is located approximately 681 feet south of W. Jones Drive on the East side of South State Road 63. Currently zoned M-2, Heavy Industrial District, with the proposed zoning to R-S, Single Family Residential Suburban District. Surrounding uses are R-T to the north, M-2 to the south, M-2 to the east, and O-1 to the west. Property owner and petitioner is Kirkham Real Estate, LLC. The petitioner has requested the rezoning to for a single family residence. The home was built in 1918 per the Vigo County Assessor's Office. This is lot one of Robinson Subdivision. No new development is anticipated. With the surrounding properties still zoned M-1, the property owner must agree to waive any buffering requirements to surrounding M-2 zoned property, which waiver must be in writing and attached to the deed or title. Staff offered a favorable recommendation. Area Plan also offered a favorable recommendation. There were no remonstrators present. Mark Clinkenbeard made a motion to approve this rezoning. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

UZO #17-24: Parcel No. 84-09-04-352-001.00-004. This is to rezone property located at Parcel No. 84-09-04-352-001.000-004 to Chick-Fil-A Drive Thru Expansion. Currently zoned OS, Open Space District to C-3 Regional Commercial District. Surrounding uses are C-3 to the north, O-S to the south, C-3 to the east, and O-S to the west. Property owner and petitioner is Wabash Valley Fair Association. The petitioner has requested the rezoning to allow the Chick-Fil-A drive thru to expand into the Vigo County Fairgrounds property. Area Plan offered a favorable recommendation with the following conditions: BZA approval for side setback; and any development must meet the requirements of the Flood Hazard Ordinance for Vigo County. Staff offered a favorable recommendation. There were no remonstrators present. Mike Morris made a motion to approve this rezoning. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

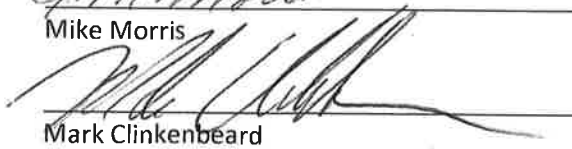
The meeting was adjourned at 9:35 a.m.



Chris Switzer



Mike Morris



Mark Clinkenbeard

Attest:



James W. Bramble, Auditor