

April 15, 2025

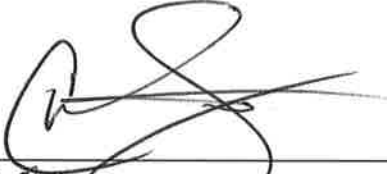

Council Chambers  
Vigo County Government Center  
Terre Haute, Indiana

**Present:** Chris Switzer, Mike Morris and Mark Clinkenbeard, Jared Bayler.

9:45 a.m. the Board held a rezoning hearing.

**UZO #5-25:** Parcels. 84-02-20-100-009.000-025/015. This is property located at 1320 Durkees Ferry Rd. West Terre Haute. Currently zoned A-1 Agricultural District, with a proposed zoning to be C-3 Regional Commercial District. Surrounding uses are A-1 to the north, A-1MO to the south, A-1 to the west, and A-1 to the east. Property owner is Daniel and Sarah Pigg/Sycamore Winery. The petitioner would like to use the property as a winery and short-term rentals. The Sycamore Winery has been in business since 2015. Since opening as a winery they have added wedding and events to their capabilities and now wish to expand further adding short term rentals. The addition of a hotel, motel or tourist court is permitted only in commercial zones. Rezoning now to the C-3 will allow the business the opportunity to expand, grow and diversify without further need of rezoning or subdivision. Concerns could be raised over the size of the area to be rezoned. Totalling 56.93 acres, a future commercial use of this size and at this location could easily create negative impacts on the local public, health, safety and comfort. C-3 is one of the most permissive of the zoning classifications and opens the area to a wide variety of uses. The property owner has filed for relief from the hard surfacing requirement through the Board of Zoning Appeals. A limited number of sports have been hard surfaced. These spots could be used to fulfill the ADA requirement for handicapped parking. The staff offered a favorable recommendation on the proposed rezoning request with the following conditions: 1.) Board of Zoning Appeals approval for non-hard surfacing driveways and parking. The Area Plan Commission also offered a favorable recommendation with the same conditions. There were no remonstrators. Chris Switzer made a motion to approve the proposed zoning. Mike Morris seconded the motion. Upon a 3-0 vocal vote, the motion unanimously passed.

The meeting was adjourned at 9:49 a.m.

  
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Chris Switzer  
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Mike Morris  
\_\_\_\_\_  
Mark Clinkenbeard

Attest:

  
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Larry Hutchings, Auditor