

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**JUNE 9, 2022
6:00 P.M.**

ROLL CALL ROLL CALL OF MEMBERS TO ESTABLISH A QUORUM PRESENT.

APPROVAL OF MINUTES APPROVAL OF THE MINUTES OF THE APRIL 14, 2022 AND MAY 12, 2022 MEETINGS AND SPECIAL MEETING AS EMAILED.

**REPLAT:
LOT 12 FAIRLAWN SUBDIVISION SECTION B**

DOCKET NO: 22-05-S-APC
APPLICANT: Steve Noelle
OWNER: Sherry J. Willis & Bobby D. & Sherry J. Willis
PREMISES: Lot 12 of Fairlawn Subdivision Section "B" in the City of Mt. Vernon, Indiana and part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. Containing .57 acres more or less. More commonly known as 727 Evergreen Drive, Mt. Vernon, IN. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Replat in an RS Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

MAJOR SUBDIVISION:

SASSAFRAS CORNER

DOCKET NO: 22-06-S-APC
APPLICANT: Bruce Martin
OWNER: Martin Homes, Inc.
PREMISES: A part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 12 West, lying in Marrs Township, Posey County, Indiana. Containing 5.247 acres more or less. More commonly known as Bohleber Rd. and St. Philip Rd., Evansville, IN. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Major Subdivision in an R-1 Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET: 22-04-RE-APC
APPLICANT: Clarence A. Juncker
OWNER: Clarence A. & Donna Juncker
PREMISES: A Part of the Northwest Quarter of the Northwest Quarter of Section 27 lying in Black Township, Posey County, Indiana. More commonly known as 3006 Blackford Rd. E. Mt. Vernon, Indiana. Containing 1.11 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from A (Agriculture) Zoning District to R-1 (Residential Single Family) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET: 22-03-RE-APC
APPLICANT: Chris Cash - Posey County LLC
OWNER: Posey County LLC
PREMISES: Part of the East Half of the Southwest Quarter of Section 3, Township 7 South, Range 13 West, lying in Black Township, City of Mt. Vernon, Posey County, Indiana. More commonly known as 1 Competition Way, Mt. Vernon, Indiana. Containing 7 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from CG (Commercial General) Zoning District to CH (Commercial High Intensity) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

REPLAT:

REPLAT OF OUTLOT 6B AND THE ADDITION OF LOT 6B AND 6C TO BLACKFORD LAKE ESTATES

VARIANCE:

SECTION 4.3 STREETS

DOCKET NO: 22-07-S-APC
APPLICANT: Alan Schelhorn
OWNER: Alan L. & Laura A. Schelhorn

PREMISES: Part of the East Half of the Southeast Quarter of Section 22, Township 6 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 3912 Valley View Drive, Mt. Vernon, Indiana. Containing 2.68 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Replat and Variance of Section 4.3 Streets in an R-1 Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

SITE DEVELOPMENT PLAN:

APPLICANT: James O'Risky
OWNER: Shamrock Self Storage, LLC
PREMISES: Part of the Southwest Quarter of the Northwest Quarter of Section 5, Township 7 South, Range 13 West, in Black Township, Posey County, Indiana. Containing 4.562 acres, more or less. More commonly known as 445 Givens Road, Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Site Development Plans in an B-1 Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

REPLAT:

EAST PART OF LOT 6 IN THE ORIGINAL PLAT OF TOWN OF POSEYVILLE

DOCKET NO: 22-08-S-APC
APPLICANT: William Bender
OWNER: 132 S. Lockwood LLC and Indiana Limited
PREMISES: Lot 6 in the Original Plat of the Town of Poseyville, Indiana in Section 18, Township 4 South, Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as 7 West Main Street, Poseyville, Indiana. Containing .147 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Replat in a CBD Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET NO: 22-05-RE-APC
APPLICANT: Pravinkumar (Peter) Patel

OWNER: Jay Ambika LLC
PREMISES: Part of Lots 5, 6, 7 and 9 and part of a vacated alley in Lockwood's Second Addition to the Town of Poseyville, Posey County, Indiana and Part of Lots 6 and 7 in Lockwood's Second Addition to the Town of Poseyville, Posey County, Indiana of Section 17, Township 4 South, Range 12 West lying in Robb Township, Posey County, Indiana. More commonly known as 76 Highway 68, Poseyville, Indiana. Containing 0.741 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from R-3 (Residential Multiple Family) and B-1 (Neighborhood Commercial) Zoning District to B-2 (Commercial General) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

REPLAT:
LOTS 15, 16 AND THE WEST HALF OF SYCAMORE STREET IN EAST PARK ENLARGEMENT TO THE TOWN OF POSEYVILLE

DOCKET NO: 22-09-S-APC
APPLICANT: David Ballew
OWNER: David M. Ballew and David M. & Doreen Ballew
PREMISES: Lots 15, 16 and the West Half of Sycamore Street in East Park Enlargement to the Town of Poseyville, Indiana in Section 17, Township 4 South, Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as 217 E. Fletchall Street and 225 E. Fletchall Street, Poseyville, Indiana. Containing .50 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:
Approval of Replat in an R-1 (Residential Single-Family) Zoning District under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

COMPLAINTS 607 E. 4th Street, Mt. Vernon, IN
925 Lower New Harmony Rd., Mt. Vernon, IN
822 W. 3rd Street, Mt. Vernon, IN
600 Vine Street, Mt. Vernon, IN

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT