

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**AUGUST 11, 2022
6:00 P.M.**

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

**APPROVAL OF
MINUTES** APPROVAL OF THE MINUTES OF JUNE 9, 2022 AND JULY 14, 2022
MEETINGS AS EMAILED.

REPLAT:
**REPLAT OF OUTLOT 6B AND THE ADDITION OF LOT 6B AND 6C TO
BLACKFORD LAKE ESTATES – TABLED FROM JUNE 9, 2022 MEETING**

VARIANCE:
SECTION 4.3 STREETS – TABLED FROM JUNE 9, 2022 MEETING

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: David Stallings, Landmark Design & Engineering, Inc.
OWNER: Cimbar Performance Minerals
PREMISES: Section 9, Township 7 South, Range 13 West, in Black Township, Posey
County, Indiana. Containing 180 acres, more or less. More commonly known as
2700 Bluff 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 Plan in an M-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.

MINOR SUBDIVISION

DOCKET NO: 22-10-S-APC

APPLICANT: Clarence Juncker

OWNER: Clarence A. & Donna E. 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).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

Approval of Minor 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.

SITE DEVELOPMENT PLAN:

APPLICANT: Dustin Mitchell

OWNER: D Mitchell Properties LLC

PREMISES: Part of the East Half of the Northwest Quarter and Part of the North half of the Northeast Quarter of the Southwest Quarter of Section 13, Township 5 South, Range 12 West in Posey County, Indiana, lying in Robinson Township. More commonly known as 11420 Diamond Island Road, Wadesville, Indiana. Containing 26 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 Site Development Plan in a B-3 Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

SITE DEVELOPMENT PLAN:

APPLICANT: Mike Ladnier, Cash Waggner & Associates PC

OWNER: Jay Ambika LLC

PREMISES: Part of Lot 5, all of Lots 6 and 7, part of Lot 9 and part of a vacated alley (being vacated by this replat) in Elmer E. Lockwood's Second Addition to the Town of Poseyville and Part of the Southwest Quarter of Section 17, Township 4 South, Range 12 West lying in Robb Township, Posey County, Indiana. Containing 0.741 acres more or less. More commonly known as 76 Highway 68, Poseyville,

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 Plan in a B-2 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:

LOT 5 OF ELMER E. LOCKWOOD'S SECOND ADDITION TO THE TOWN OF POSEYVILLE

DOCKET NO: 22-11-S-APC
APPLICANT: Mike Ladnier, Cash Waggner & Associates PC
OWNER: Jay Ambika, LLC
PREMISES: Part of Lot 5, all of Lots 6 and 7, part of Lot 9 and part of a vacated alley (being vacated by this replat) in Elmer E. Lockwood's Second Addition to the Town of Poseyville and Part of the Southwest Quarter of Section 17, Township 4 South, Range 12 West lying in Robb Township, Posey County, Indiana. Containing 0.741 acres more or less. More commonly known as 76 Highway 68, Poseyville, 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 Replat in a B-2 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: 22-06-RE-APC
APPLICANT: Justin Collins
OWNER: Posey Storage LLC
PREMISES: Part of the West Half of the Southwest Quarter of Section 17, Township 4 South, Range 12 West lying in Robb Township, Town of Poseyville, Posey County, Indiana. More commonly known as 128 N. St. Francis Street, Poseyville, Indiana. Containing 3.22 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-1 (Residential Single Family) and M-2 (Manufacturing Medium/Heavy) Zoning District to B-3 (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.

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
931 E. Water Street, Mt. Vernon, IN
10926 Sunset Drive, Evansville, IN
Luigs Road, Wadesville, IN
714 W. 6th Street, Mt. Vernon, IN

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT