

AGENDA

**POSEY COUNTY
BOARD OF ZONING APPEALS
REGULAR MEETING**

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

**JUNE 8, 2023
5:00 P.M.**

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

APPROVAL OF MINUTES APPROVAL OF THE MINUTES OF LAST REGULAR MEETING, AS EMAILED.

SPECIAL USE:

DOCKET NO: 23-06-SU-BZA

APPLICANT: Matt Bohleber

OWNER: Catholic Diocese of Evansville/St. Philips Catholic Church

PREMISES: Part of the West Half of the Southwest Quarter of the Northwest Quarter in Section 24, Township 6 South, Range 12 West, Marrs Township, Posey County, Indiana, containing 18.55 acres, more or less. More commonly known as 3500 St. Philip Road South, Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use for Hall addition (church storage building) (1982 sq. ft. main level, 1500 sq. ft. basement and 1500 sq. ft. attic) in an R-1 (Residential Single-Family) Zoning District Section 153.042 (B) (3) Use Unit 4 - Community Services and Section 153.149 (B) (4) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE & VARIANCE:

DOCKET NO: 23-07-SU-BZA & 23-07-V-BZA

APPLICANT: SMJ International/Mark Knapek

OWNER: Linda L. Fieber

PREMISES: The Southeast Quarter of the Northeast Quarter of Section 6, Township 6 South, Range 13 West, lying in Lynn Township, Posey County, Indiana, containing a 10,000 square foot leased area more or less. More commonly known as Highway 69 South, Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use and a Variance to erect a cell tower in an (A) Agricultural Zoning District Section 153.032 (B) (3) Use Unit 3 – Public Protection and Utility Facilities Section 153.148 (B) (9) and 153.033 (C) (2) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE & VARIANCE:

DOCKET NO: 23-08-SU-BZA & 23-08-V-BZA
APPLICANT: Michael J. Buente/Rev. Ed C. Schnur
OWNER: St. Wendel Catholic Church
PREMISES: Section 12, Township 5 South, Range 12 West, lying in Robinson Township, Posey County, Indiana, containing 6.23 acres more or less. More commonly known as 4725 St. Wendel Cynthiana Road, Wadesville, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use to build a 2-story addition that will add two classrooms to the existing St. Wendel Catholic School. The classrooms are 1,118 gross sq. feet per floor (2,236 sq. ft. total) in an A (Agricultural) Zoning District Section 153.032 (B) (4) Use Unit 4 – Community Services and Section 153.149 (B) (24) and Variance for relaxation of front yard setback from 25' to 8.5' Section 153.033 (B) (1) (b) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 23-09-SU-BZA
APPLICANT: Jeffrey Zenthofer
OWNER: Jeffrey A. & Jolene S. Zenthofer
PREMISES: Part of the Northeast Quarter of Section 25, Township 5 South, Range 14 West, in Lynn Township, Posey County, Indiana, containing 6.98 acres, more or less. More commonly known as 1850 State Road 69 North, New Harmony, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use for a kennel in an (A) Agricultural Zoning District Section 153.032 (B) (6) Use Unit 15 – Other Trades and Services, and Section 153.160 (B) (2) (e) (vi), of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 23-10-SU-BZA
APPLICANT: Josh Hood, Wessler Engineering
OWNER: Posey County Regional Sewer District
PREMISES: Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 12 West, lying in Robinson Township, Posey

County, Indiana, containing .383 acres more or less. More commonly known as Off Highway 66, Wadesville, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use to build a 14' x 28' booster station in an R-1 (Residential Single-Family) Zoning District Section 153.042 (B) (2) Use Unit 3 Public Protection and Utility Facilities, 153.148 (B) (9) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

ADMINISTRATIVE APPEAL REQUEST BY ROBERT AND DEENA STOLZ

ADDITIONAL BUSINESS

CITIZEN CONCERNS

ADJOURNMENT