

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**AUGUST 10, 2023
6:00 P.M.**

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

APPROVAL OF

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

SITE DEVELOPMENT PLAN:

APPLICANT: Nicole Meny, Flip N Out Pinball, LLC
OWNER: Zachary & Nicole Meny
PREMISES: Part of the Northeast Quarter of the Southwest Quarter of Section 24, Township 4 South, Range 12 West, lying in Smith Township, Posey County, Indiana. More commonly known as 11351 Water Tank Road, Cynthiana, Indiana. Containing 1.775 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 Plans in a B-3 (Commercial High Intensity) Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET NO: 23-06-RE-APC
APPLICANT: Bradley Stevens
OWNER: BSMS Properties LLC
PREMISES: Part of the Southeast Quarter of Section 11, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. Containing 1.60 acres more or less. More commonly known as 10470 Evansville Street, Cynthiana, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Petition to rezone property from M-1 (Manufacturing Light) Zoning District to an M-2 (Manufacturing Medium) Zoning District under the Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET NO: 23-07-RE-APC
APPLICANT: Bradley Stevens
OWNER: BSMS Properties LLC
PREMISES: Part of the Southeast Quarter of Section 11, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. Containing .939 acres more or less. More commonly known as 10810 North Street, Cynthiana, Indiana. (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 an M-2 (Manufacturing Medium) 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: Bradley Stevens
OWNER: BSMS Properties, LLC
PREMISES: Part of the Southeast Quarter of Section 11, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. Containing 1.60 acres more or less. More commonly known as 10470 Evansville Street, Cynthiana, 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-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.

SITE DEVELOPMENT PLAN:

APPLICANT: David Wanninger, Acura Engineering, Inc.
OWNER: Superior Property Holdings, LLC
PREMISES: Part of the South half of the Northeast Quarter of Section 18, Township 4 South, Range 12 West lying in Robb Township, Posey County, Indiana. More commonly known as 40 Frontage Road, Poseyville, Indiana, containing 2.50 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 Site Development Plans 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.

REPLAT:

DOCKET NO: 23-05-S-APC
APPLICANT: Greg Kissel, Kissel Land Surveying, LLC

OWNER: Crystal Robbie Waites
PREMISES: Lots 12 and 13 of Lakeland Ridge No. 2A and Replat of Lots 6 Thru 20 and Lot 26, 27, and 28 in Lakeland Ridge No. 2 and being a part of the Northeast Quarter of the Southwest Quarter of Section 33, Township 6 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 5591 & 5601 Red Lake Drive, Mt. Vernon, Indiana. Containing 2.396 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 of Lots #12 and #13 of Lakeland Ridge No. 2A and Replat of Lots 6 Thru 20 and Lot 26, 27, and 28 in Lakeland Ridge No. 2 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.

MAJOR SUBDIVISION:

DOCKET NO: 23-06-S-APC
APPLICANT: Greg Kissel – Kissel Land Surveying, LLC
OWNER: Phillip Williams & David Esche Construction
PREMISES: Part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 5 South, Range 12 West, lying in Center Township, Posey County, Indiana. More commonly known as 7350 SR 66, Wadesville, Indiana. Containing 2.00 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 Major Subdivision Plat 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.

COMPLAINTS – TABLED:

236 S. Maple Street, Mt. Vernon (Spray)
1129 W. 3rd Street, Mt. Vernon (Walls)
831 W. 3rd Street, Mt. Vernon (Givens)
1202 Dereham Drive, Mt. Vernon (Tidwell)

COMPLAINTS – NEW:

438 W. 8th Street, Mt. Vernon (Willhide)
1101 E. Sycamore St., Mt. Vernon (Ridley)
532 E. 3rd Street, Mt. Vernon (Allyn)
221 Nettleton Street, Mt. Vernon (Bebout)

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT