

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**NOVEMBER 9, 2023
6:00 P.M.**

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

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

DEVELOPMENT PLAN APPLICATION SECS TIER 3: TABLED FROM OCTOBER 2023 MEETING.

DOCKET NO: 2023-03-SECS-3-APC
APPLICANT: Renee Gentry/Ohio Valley Electric
OWNER: William H. Bender
PREMISES: Part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 4 South, Range 13 West, lying in Robb Township, Posey County Indiana. More commonly known as 6511 Hunter Rd, Poseyville, IN 47633 Containing 6.70 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: The applicant requests Development Plan Approval to develop a Solar Energy Conversion System (SECS) – Tier 3

DEVELOPMENT PLAN APPLICATION SECS TIER 3: TABLED FROM OCTOBER 2023 MEETING.

DOCKET NO: 2023-04-SECS-3-APC
APPLICANT: Renee Gentry/Ohio Valley Electric
OWNER: Dennis G. & Pamela A. Cox
PREMISES: Part of the South Half of the Northwest Quarter of Section 19, Township 7 South, Range 12 West, lying in Marrs Township, Posey County Indiana. More commonly known as 9310 Gun Club Rd.S., Mt. Vernon, IN 47620. Containing 1.0 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: The applicant requests Development Plan Approval to develop a Solar Energy Conversion System (SECS) – Tier 3

REZONING:

DOCKET NO: 23-11-RE-APC
APPLICANT: Kevin Short
OWNER: Kevin Short
PREMISES: Part of the Northwest Quarter of the Northwest Quarter of Section 3, Township 7 South, Range 12 West lying in MARRS Township, Posey County, Indiana. More commonly known as 6238 N. Ford Rd., Mt. Vernon, IN 47620. Containing 4.64 acres more or less and 2.025 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 M-2 (Manufacturing Medium) 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 NO: 23-13-RE-APC
APPLICANT: Laura Kuhn & Allison Williams, Mudpuppy Palace
OWNER: Turbo Tech, LLC
PREMISES: Part of the Southeast Quarter of the Northwest Quarter and part of the Northeast Quarter 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 3350 Old Hwy 62, Mt. Vernon, IN 47620. Containing 1.92 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 M-2 (Manufacturing Medium) Zoning District to CG (Commercial General) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

REZONING:

DOCKET NO: 23-12-RE-APC
APPLICANT: Desiree Eichenberger
OWNER: St. Peter's On The Hill In.
PREMISES: Part of the Southwest Quarter of Section 13, Township 6 South, Range 12 West lying in MARRS Township, Posey County, Indiana. More commonly known as 2800 S. St. Philip Rd., Evansville, IN 47712 Containing 6.00 acres more or less and 3.20 acres more or less and .78 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) 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.

MINOR SUBDIVISION:

DOCKET NO: 23-08-S-APC
APPLICANT: Donald Gries, Andy Easley Engineering, Inc.
OWNER: First Christian Church of Wadesville & Albert & Dorothy Miller
PREMISES: Part of the Southwest Quarter of Section 8, Township 5 South, Range 12 West, lying in Center Township, Posey County, Indiana. More commonly known as 7202 & 7226 SR 66, Wadesville, IN, Posey County, Indiana. Containing 2.067 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 Plat in a 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.

MINOR SUBDIVISION:

DOCKET NO: 23-09-S-APC
APPLICANT: Fred J. Kuester, Engineer and Land Surveyor
OWNER: Robert J. & Juana Sue Wassmer
PREMISES: Part of Fractional Section 5, Township 4 South, Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as Wassmer Rd., Poseyville, Indiana. Containing 2.01 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 Plat in a 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.

COMPLAINTS – TABLED:

236 S. Maple Street, Mt. Vernon (Spray)
319 W. 8th Street, Mt. Vernon (Stillwagoner)

COMPLAINTS – NEW:

324 W. 7th Street, Mt. Vernon (Schneider)
1002 E. Sycamore Street, Mt. Vernon (Berry-Ridley)
428 S. Stierly Road, Wadesville (English)

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT