

AGENDA

POSEY COUNTY AREA PLAN COMMISSION REGULAR MEETING

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

**FEBRUARY 8, 2024
6:00 P.M.**

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

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM JANUARY 11, 2024 MEETING AS EMAILED.

APPROVE FINDINGS OF FACT – NEW LIFE SITE DEVELOPMENT PLAN:

APPLICANT: Dempson Haney, Hafer Design
OWNER: Posey County Humane Society, Inc.
PREMISES: Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 3, Township 7 South, Range 13 West, containing 1.535 acres, more or less. More commonly known as 6500 N Leonard Rd, Mt. Vernon, IN 47620 (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.

DEVELOPMENT PLAN APPLICATION SECS TIER 2 – FINAL APPROVAL

DOCKET NO: 2023-01-SECS-2-APC
APPLICANT: Lauren Melchior / Salas O'Brien
OWNER: Astrazeneca Pharmaceuticals, LP
PREMISES: Parts of the Northeast Quarter of the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 2, Township 7 South, Range 13 West and part of the Northeast Quarter of the Northwest Quarter of Section 11, Township 7 South, Range 13 West. Lying in Black Township, Posey County Indiana. Containing 26.70 more or less. More commonly known as 4601 Hwy 62 E, Mt. Vernon, IN 47620. (Complete legal description is on file at the Posey County Area Plan Commission Office).

APPLICANT/OWNER OF THE ABOVE DESCRIBED PROPERTY HAS REQUESTED:

The applicant requests Final Development Plan Approval to develop a Solar Energy Conversion System (SECS) – Tier 2.

REZONING:

DOCKET NO: 24-01-RE-APC
APPLICANT: Justin Collins
OWNER: Steven W. Collins Trustee & Steven W. Collins Rev Trust
PREMISES: Part of Section 26 and 35, both in Township 5 South, Range 12 West, lying in Robinson Township, Posey County, Indiana. More commonly known as Downen Rd / Hwy 66, Wadesville, IN 47638. Containing 47.42 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 (Agricultural) Zoning District to R-1 (Residential) 26.42 acres and B-2 (Commercial General) 21.00 acres 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: 24-02-RE-APC
APPLICANT: Bradley J. Unfried
OWNER: Bradley J. Unfried
PREMISES: Part of the Northeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 12 West of the Principal Meridian, lying in Robinson Township, Posey County, Indiana. More commonly known as 2620 Juanita Ave., Wadesville, IN 47638. Containing 1.1020 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 B-1A (Commercial Shopping) 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 – TABLED:

319 W. 8th Street, Mt. Vernon (Stillwagoner)
6201 Cheshire Drive, Mt. Vernon (Utley)
1100 Tanglewood Drive, Mt. Vernon (Harris)

COMPLAINTS – NEW

3229 Fern Wood Drive, Mt. Vernon (Albin)

DIRECTOR'S REPORT

OTHER BUSINESS

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT