

AGENDA

POSEY COUNTY AREA PLAN COMMISSION REGULAR MEETING

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

**MARCH 14, 2024
6:00 P.M.**

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

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM FEBRUARY 8, 2024 MEETING AS EMAILED.

MINOR SUBDIVISION:

DOCKET NO: 24-01-S-APC
APPLICANT: Greg Kissel – Kissel Land Surveying, LLC
OWNER: Raymond A. Jr. & Amelia C. Vanover
PREMISES: Part of the Southeast Quarter of the Northwest Quarter and Part of the Southwest Quarter of the Northeast Quarter all in Section 5, Township 6 South, Range 12 West lying in Lynn Township, Posey County, Indiana. More commonly known as Greenfield Dr, New Harmony, IN. Containing 9.679 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 with a variance to section 4.3.1.a (requiring frontage on a publicly maintained roadway) 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: 24-03-RE-APC
APPLICANT: Cameron Maier
OWNER: Cameron Paul & Kennedy Rachelle Maier
PREMISES: Part of the Southwest Quarter of Section 12 and part of the Northwest Quarter of Section 13, all in Township 5 South, Range 13 West, in Center Township, Posey County, Indiana. Containing 7.508 acres more or less. More commonly known as 4010 Lang Road, New Harmony, IN 47631 (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 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.

REPLAT:

DOCKET NO: 24-02-S-APC
APPLICANT: Joe Kiesel – Kiesel Wagner Survey LLC
OWNER: Rehan & Christine Rahman
PREMISES: Replat of Lot 5 of Woodstone Estates Phase 1 & Replat of Lot 7 of the Replat of Lots 7 & 11 of Woodstone Estates Phase I of Section 13, Township 6 South, Range 12 West, lying in Marrs Township, Posey County, Indiana. Containing 2.11 acres more or less. More commonly known as 2851 & 2891 Woodstone Lane, Evansville, IN (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 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: Daniel Pund-LA+D & Kellys K9 Grooming, LLC
OWNER: Kellys K9 Grooming, LLC
PREMISES: The South Half of Lot Two (2) and the North and South Half of Lot Three (3) in block Two (2) in Lowry and Larkin's Enlargement to the City of Mt. Vernon, Posey County, Indiana, containing 0.3370 acres, more or less. More commonly known as 324 Pearl Street, 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 CG 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: Christopher Evans-Bechtel
OWNER: Perfect Choice Properties, LLC
PREMISES: Beginning at the Southwest Quarter of Section 5, Township 7 South, Range 12 West of the Second Principal Meridian, lying in Marrs Township, Posey County, Indiana, containing 4.948 acres, more or less. More commonly known as 7451 E. Highway 62, 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.

COMPLAINTS - TABLED:

319 W. 8th Street, Mt. Vernon (Stillwagoner)
6201 Cheshire Drive, Mt. Vernon (Utley)
3229 Fern Wood Drive, Mt. Vernon (Albin)

COMPLAINTS – NEW:

1133 Locust Street, Mt. Vernon (Boarman)
1109 E. 5th Street, Mt. Vernon (Curtis)
1001 E. Water Street, Mt. Vernon (Thomas)
311 E. 3rd Street, Mt. Vernon (Cox)
1010 W. 2nd Street, Mt. Vernon (Newman)
725 Smith Road, Mt. Vernon (Russell)

DIRECTOR’S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT