

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**APRIL 11, 2024
6:00 P.M.**

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

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM MARCH 7, 2024 SPECIAL MEETING THE LAST REGULAR MEETING, MARCH 28, 2024 EXECUTIVE SESSION AND SPECIAL MEETING AS EMAILED.

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 Marris Township, Posey County, Indiana. More commonly known as 7451 E. Highway 62, Mt. Vernon, Indiana. Containing 4.948 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.

SITE DEVELOPMENT PLAN:

APPLICANT: Nick George – GBE Construction Group
OWNER: Bulkley Investments, LLC
PREMISES: Part of the Southeast Quarter of the Northwest Quarter of Section 3, Township 7 South, Range 13 West, Black Township, Posey County, Indiana. More commonly known as 3498 Old Hwy 62, Mt. Vernon, Indiana. Containing .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-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.

REZONING:

DOCKET NO: 24-04-RE-APC
APPLICANT: Angie DeKemper - CountryMark
OWNER: CountryMark Refining and Logistics, LLC
PREMISES: Part of Section 6, Township 7 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as Givens Rd./Base Rd., Mt. Vernon, IN. Containing 90.34 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 M-2 (Medium Manufacturing) 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: 24-05-RE-APC
APPLICANT: Angie DeKemper - CountryMark
OWNER: CountryMark Refining and Logistics, LLC
PREMISES: Part of Section 6, Township 7 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as Givens Rd./Base Rd., Mt. Vernon, IN. Containing 4.93 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) Zoning District to M-2 (Medium Manufacturing) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SITE DEVELOPMENT PLAN:

APPLICANT: Zach Goebel – Marshall Disposal
OWNER: Larry D. & Marilyn S. Marshall
PREMISES: Part of the Northwest Quarter of the Northeast Quarter of Section 11, Township 5 South, Range 13 West, lying in Center Township, Posey County, Indiana. More commonly known as 4701 & 4703 Romaine Road, New Harmony, Indiana. Parcel 1 65-07-11-100-011.001-005 containing 8.519 acres more or less and Parcel 2 65-07-11-100-011.002-005 containing 1.651 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-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: Matt Schenk – T.S.F. Co., Inc.
OWNER: T.S.F. Co., Inc

PREMISES: Part of the Southwest Quarter of Section 13, Township 6 South, Range 12 West, lying in Marrs Township, Posey County, IN. More commonly known as 2930 S. St. Philip Rd., Evansville, IN containing 4.33 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 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: Alejandro Mojica-Morley
OWNER: MTV 4th Street, LLC
PREMISES: Lots Seventy (70), Seventy-one (71) and Seventy-two (72) in Jones Enlargement to the City of Mt. Vernon, as per plat thereof, recorded in Deed Record 41. Page 432 in the Office of the Recorder of Posey County, Indiana. More commonly known as 1101 E 4th Street, Mt. Vernon, IN 47620. Containing 0.479 acre 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 CG (Commercial General) 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: 24-06-RE-APC
APPLICANT: Kevin Sensmeier – Do It Right Investments, LLP
OWNER: Indiana Finance Authority
PREMISES: Part of the Southwest Quarter of Section 1, Township 7 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 6600 Indian Mound Rd., Mt. Vernon, IN. Containing 15.434 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 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:

1133 Locust Street, Mt. Vernon (Boarman)
311 E. 3rd Street, Mt. Vernon (Cox)
1010 W. 2nd Street, Mt. Vernon (Newman)

COMPLAINTS – NEW:

509 E. Lincoln Avenue, Mt. Vernon (Horton)
527 College Avenue, Mt. Vernon (Sutton)
435 W. 8th Street, Mt. Vernon (Strobel)

732 E. 3rd Street, Mt. Vernon (Horton Trust Agreement)
203 W. 8th Street, Mt. Vernon (York & Poole)
904 ½ W. 2nd Street, Mt. Vernon (Angermeier)
629 W. 8th Street, Mt. Vernon (McConnell)

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT