

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

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

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

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM THE JUNE 13, 2024 MEETING AS EMAILED.

REZONING:

DOCKET NO: 24-08-RE-APC
APPLICANT: Decia York
OWNER: Kenneth Alan II & Decia Marie York
PREMISES: Part of the Southeast Quarter of Section 35, Township 4 South, Range 13 West, lying in Harmony Township, Posey County, Indiana. More commonly known as 4800 Old Evansville Rd, Poseyville, Indiana. Containing 3.46 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 an M-1 (Light Manufacturing) 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.

DEVELOPMENT PLAN:

DOCKET NO: 2024-01-SECS-3-APC
APPLICANT: Michael Allyn
OWNER: Michael L. & Donna F. Allyn
PREMISES: Part of the Northwest Quarter of the Northwest Quarter of Section 35, Township 6 South, Range 13 West, lying in Black Township, Posey County Indiana. More commonly known as 5191 Lamont Rd., Mt. Vernon, Indiana. Containing 2.00 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Development Plan Approval to develop a SECS Tier 3 under The Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

DEVELOPMENT PLAN:

DOCKET NO: 2024-02-SECS-3-APC
APPLICANT: Matthew Allyn
OWNER: Matthew D. & Heather K. Allyn
PREMISES: Part of the West Half of the Northwest Quarter of the Northwest Quarter of Section 36, Township 6 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 5110 Indian Mounds Rd., Mt. Vernon, Indiana. Containing 2.83 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Development Plan Approval to develop a SECS Tier 3 under The Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SITE DEVELOPMENT PLAN:

APPLICANT: Scott Pate
OWNER: Scott A. & Lisa E. Pate
PREMISES: Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 12 West, Robinson Township, Posey County, Indiana. More commonly known as 2591 Juanita Ave, Wadesville, Indiana. Containing 0.56 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.

REZONING:

DOCKET NO: 24-09-RE-APC
APPLICANT: Waylon & Jessica Schenk
OWNER: Waylon & Jessica Schenk
PREMISES: Lot One (1) in Replat Weyer Exempt II Division, which is part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 4 South, Range 12 West of the second principal meridian, lying in Smith Township, Posey County, Indiana. More commonly known as 10520 Emge Rd., Poseyville, Indiana. Containing 4.00 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 Single Family) 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: 24-05-S-APC
APPLICANT: Waylon & Jessica Schenk
OWNER: Waylon & Jessica Schenk

PREMISES: Lot One (1) in Replat Weyer Exempt II Division, which is part of the Northwest Quarter of the Southwest Quarter of Section 26, Township 4 South, Range 12 West of the second principal meridian, lying in Smith Township, Posey County, Indiana. More commonly known as 10520 Emge Rd., Poseyville, Indiana. Containing 4.00 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 Minor Subdivision Plat 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: James O’Risky, Mt. Vernon Store & Park

OWNER: Irish Acreage, LLC

PREMISES: Part of the East Half of the Southwest Quarter of Section 3, Township 7 South, Range 13 West, in Black Township, Posey County, Indiana. Containing 8.18 acres, more or less. More commonly known as 3351 Old Highway 62, Mt. Vernon, 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 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: 24-10-RE-APC

APPLICANT: Posey County Resources, LLC

OWNER: Donald K. Parker Trustee & Donald Kenneth Parker Rev Trust

PREMISES: Part of the Southeast Quarter of Section 35, Township 4 South, Range 13 West, lying in Harmony Township, Posey County, Indiana. More commonly known as 5222 Hwy 66 and Old Evansville Rd, Poseyville, Indiana. Parcels: 65-07-01-200-001.000-005, 65-04-35-400-009.000-006, 65-04-35-400-007.000-006, 65-04-35-400-006.001-006, and 65-04-35-400-006.004-006 Containing 14.3 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 an M-1 (Light Manufacturing) and an A (Agricultural) Zoning District to M-2 (Medium/Heavy Manufacturing) Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

COMPLAINTS - TABLED:

- 203 W. 8th Street, Mt. Vernon (York & Poole)
- 715 W. 7th Street, Mt. Vernon (Lashbrook)
- 1010 N. Canal Street, Mt. Vernon (Slocum)
- 627 Vine Street, Mt. Vernon (Loehr)

COMPLAINTS – NEW:

1131 W. 2nd Street, Mt. Vernon (Powell)

1115 W. 2nd Street, Mt. Vernon (Eaton)

**DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR A NEW
POSEY COUNTY ECONOMIC DEVELOPMENT AREA AND DESIGNATION OF TWO
ALLOCATION AREAS (Poseyville)**

DISCUSS ORDINANCE BIDS

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

ADJOURNMENT