

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

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

MEMBERS PRESENT: Mr. Mark Seib - President, Mr. Joe Marvel - Vice President, Mr. Andy Hoehn, Mr. Randy Owens, Mr. Aaron Wilson, Mr. Greg Newman, Mrs. Stefani Miller, Trent VanHaaften - Attorney, Jerry Cotner - Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Justin Rutledge, Dr. Keith Spurgeon, and Mrs. Amy Rhodes (non-voting).

APPROVAL OF MINUTES: Joe Marvel made a motion in the affirmative to approve the minutes of the last regular meeting as emailed. Motion seconded by Aaron Wilson. **Motion Carried.**

Mark Seib requested a change to the agenda. No objection from the board.

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

Joe Harrison -1 Main St. Suite 600, Evansville, IN here to speak on behalf of the resolution.

Joe Marvel motion to accept Declaratory Resolution and Economic Development Plan for a New Posey County Economic Development Area and Designation of two Allocation Areas (Poseyville). Seconded by Greg Newman. **Roll Call Vote (7-0) Yes. Motion Passed.**

ORDINANCE BIDS

Mr. VanHaaften gave a review of all ordinance bids to the board.

Phillip, David, and Matt with American StructurePoint - 9025 River Road, Suite 200, Indianapolis, IN 46240 gave summary of ordinance bid and answered questions from the board.

Amy Williams with Taylor Siefker Williams - 10 S. New Jersey St. Suite 220, Indianapolis, IN 46204 gave summary of ordinance bid and answered questions from the board.

Bryan Stump with HWC Engineering/Civic Blueprint - 9511 Angola Court, Suite 233, Indianapolis, IN 46268 gave summary of ordinance bid and answered questions from the board.

Deborah Luzier with GRW - 9001 N. Wesleyan Rd., Suite 200, Indianapolis, IN 46268 gave summary of ordinance bid and answered questions from the board.

Joe Marvel motioned to accept the ordinance bid from Deborah Luzier with GRW. Seconded by Stefani Miller. **Roll Call Vote (7-0) Yes. Motion Passed.**

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.

Mr. Seib stated that the applicant requested this application to be tabled until the August 8, 2024 meeting.

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.

Mr. Seib confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest.

Michael Allyn - 5191 Lamont Rd., Mt. Vernon, IN, here to speak on behalf of the application.

No comments from the public.

Joe Marvel made a motion to close the public hearing. Seconded by Aaron Wilson. **Motion Carried.**

Mr. Seib confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Motion was made by Joe Marvel to approve the Development Plan Application 2024-01-SECS-3-APC. Aaron Wilson seconded the motion. **Roll Call Vote (7-0) Yes. Motion carried.**

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.

Mr. Seib confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest.

Matthew Allyn - 5110 Indian Mounds Rd., Mt. Vernon, IN, here to speak on behalf of the application.

No comments from the public.

Joe Marvel made a motion to close the public hearing. Seconded by Aaron Wilson. **Motion Carried.**

Mr. Seib confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Motion was made by Joe Marvel to approve the Development Plan Application 2024-01-SECS-3-APC. Stefani Miller seconded the motion. **Roll Call Vote (7-0) Yes. Motion carried.**

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.

Mr. Seib confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest.

Scott Pate - 309 Ramsey Ct., Evansville, IN 47712, here to speak on behalf of the application.

Myra Exline - 8428 Rose Ln., Wadesville, voiced concerns over condition of property currently, increase traffic wearing down the non-county-maintained road.

Mr. Seib confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

A motion was made by Andy Hoehn to approve the Site Development Plan contingent upon Variance approval from The Board of Zoning Appeals. Motion seconded by Stefani Miller. **Roll Call Vote (7-0). Yes. Motion Carried.**

No members had any additional comments on Finding of Facts.

Joe Marvel made a motion to approve the Finding of Facts. Seconded by Aaron Wilson. **Roll Call Vote (7-0) Yes. Motion Passed.**

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.

Mr. Seib stated that the applicant withdrew the application.

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.

Mr. Seib stated that the applicant withdrew the application.

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.

Mr. Seib confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

Mr. Seib confirmed no board member had any conflicts of interest.

James O’Risky - 10650 Copperline Rd., Evansville, IN, here to speak on behalf of the application.

No comments from the public.

Joe Marvel made a motion to close the public hearing. Seconded by Aaron Wilson. **Motion Carried.**

Mr. Seib confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Motion was made by Joe Marvel to approve the Site Development Plan. Motion was seconded by Aaron Wilson. **Roll Call Vote (7-0) Yes. Motion carried.**

No members had any additional comments on Finding of Facts.

Joe Marvel made a motion to approve the Finding of Facts. Seconded by Andy Hoehn. **Roll Call Vote (7-0) Yes. Motion Passed.**

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.

Mr. Seib confirmed with Mr. Cotner that the applicant met all requirements for notification per the statute.

Aaron Wilson recused himself due to conflict of interest.

Andy Nestruck - 1 Main Street, Suite 201, Evansville, IN, Brian Moench - 4000 Clarks Creek Rd.,
Plainfield, IN, and Larry Marshall - 6519 Meadowdale Ct., Evansville, IN are all here to speak on behalf
of the application.

Issac Damm - 7245 Stillwell Rd., New Harmony, IN, spoke regarding construction of project.

Joe Marvel made a motion to close the public hearing. Seconded by Stefani Miller. **Motion Carried.**

Mr. Seib confirmed with Mr. Cotner there were no emails, phone calls, or letters.

Mr. Seib opened the floor to the committee for discussion or action.

Joe Marvel made a motion in the affirmative to recommend approval for the Rezoning from M-1 (Light
Manufacturing) and A (Agricultural) to M-2 (Medium/Heavy Manufacturing). Andy Hoehn seconded the
motion. **Roll Call Vote (6-0-1 abstained). Yes. Motion carried.**

Andy Hoehn made a motion to adopt the Finding of Facts. Motion seconded by Joe Marvel. **Roll Call
Vote (6-0-1 abstained). Motion Passed.**

Aaron Wilson returned.

COMPLAINTS - TABLED:

203 W. 8th Street, Mt. Vernon (York & Poole)

APC members discussed the complaint. Joe Marvel motioned to table complaint at 203 W. 8th Street &
Lot 65 Next Door, Mt. Vernon seconded by Aaron Wilson. **Motion Carried with a vote of (7-0). Yes.**

715 W. 7th Street, Mt. Vernon (Lashbrook)

APC members discussed the complaint. Joe Marvel motioned to table the complaint at 715 W. 7th Street,
Mt. Vernon seconded by Aaron Wilson. **Motion Carried with a vote of (7-0). Yes.**

1010 N. Canal Street, Mt. Vernon (Slocum)

APC members discussed the complaint. Randy Owens motioned to resolve the complaint at 1010 N.
Canal Street, Mt. Vernon seconded by Greg Newman. **Motion Carried with a vote of (7-0). Yes.**

627 Vine Street, Mt. Vernon (Loehr)

APC members discussed the complaint Randy Owens motioned to resolve the complaint at 627 Vine Street, Mt. Vernon seconded by Greg Newman. **Motion Carried with a vote of (7-0). Yes.**

COMPLAINTS – NEW:

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

APC members discussed the complaint, Joe Marvel motioned for Trent to send a letter to the owners of the property at 1131 W. 2nd Street, Mt. Vernon seconded by Aaron Wilson. **Motion Carried with a vote of (7-0). Yes.**

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

APC members discussed the complaint Joe Marvel motioned to resolve the complaint at 1115 W. 2nd Street, Mt. Vernon seconded by Stefani Miller. **Motion Carried with a vote of (7-0). Yes.**

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

Moved to the front of the agenda.

DISCUSS ORDINANCE BIDS

Moved to the front of the agenda.

APPROVAL OF PAYROLL AND BILLS

Joe Marvel made a motion to approve payroll and bills, seconded by Aaron Wilson. **Motion Carried.**

REPORT OF COLLECTIONS

A motion was made in the affirmative by Joe Marvel and seconded by Stefani Miller to approve collections. **Motion Carried.**

CITIZEN CONCERNS

None.

ADJOURNMENT

Joe Marvel made a motion to adjourn the meeting at 9:50 p.m. Motion was seconded by Stefani Miller. **Motion Carried.**



Mr. Mark Seib – President



Mr. Jerry Cotner – Executive Director



COPY

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-10-RE-APC
PETITION TO REZONE: Posey County Resources, LLC
OWNER: Donald K. Parker Trustee & Donald Kenneth Parker Rev Trust

1. Current conditions and the character of the current structures and uses in each district.

The Commission finds that the proposal WILL/WILL NOT have an adverse impact on the current conditions in the area.

2. Responsible development and growth.

The Commission finds that the proposal WOULD **WOULD NOT** be consistent with development and growth.

3. Comprehensive Plan.

The Commission finds that the proposal WOULD **WOULD NOT** address the goals of the Comprehensive Plan.

4. The conservation of property values throughout the jurisdiction.

The Commission finds that the proposal WILL/WILL NOT have effect on property values in the jurisdiction.

5. The most desirable use for which the land in each district is adapted.

The Commission finds the proposal DOES/DOES NOT represent the most desirable use for which land is adapted.

Motion made to adopt the foregoing findings of fact by:

Andy

Motion seconded by:

Joe

Adopted by Posey County Area Plan Commission

President: Mark Salt

Date: 7-11-24

June 13, 2024

Staff Comments: The property being petitioned to be rezoned from M-1 (Light Manufacturing) and A (Agricultural) to M-2 (Medium/Heavy Manufacturing) is 14.3 acres more or less. The property is located at 5222 Hwy 66 and Old Evansville Rd., Poseyville, IN. Property abutting this site is owned by the following:

1. Kenneth Alan II & Decia Marie York, 4800 Old Evansville Rd., Poseyville, IN 47633
2. William H. Bender, PO Box 430, Poseyville, IN 47633
3. Robert I Williams Trustee, 1448 Blenheim Trail Rd., The Villages, FL 32162
4. Douglas W. & Deborah A. Parker, 5490 Highway 66, Poseyville, IN 47633
5. Kathy Hurt, 4850 Old Evansville Rd., Poseyville, IN 47633
6. Robert J. & Amy L. Wehmer, 5220 Highway 66, Poseyville, IN 47633
7. David E. Brougher, 5101 Highway 66, Poseyville, IN 47633
8. Joseph D. & Jenifer L. Neidig Rev Trust, 7837 Woodridge Dr., Wadesville, IN 47638

Abutting properties are zoned A (Agricultural) and M-1 (Light Manufacturing). This property is currently vacant. The owners are proposing to rezone the property to M-2 (Medium/Heavy Manufacturing). The uses adjacent to the proposed rezoning are as follows: Agricultural and Residential.

- Favorable recommendation by the APC
- Unfavorable recommendation by the APC
- No recommendation by the APC

FINDINGS OF FACT

James O'Risky
Irish Acreage LLC
RV and Boat Storage Buildings

I, Andy Hoehn, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. Zoning of this property is M-2 and is compatible with surrounding land use.
2. Nothing is changing regarding utilities.
3. The design and location of the entrance streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments.
4. The plan meets the setback requirements for the M-2 Zoning District.
5. The plan meets the building coverage requirements for the M-2 Zoning District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation. Nothing changing.
8. The plan meets parking requirements – there will be a small addition of gravel near the entrance for more parking.
9. Landscaping. Not applicable for this project.
10. Building Specs: 2 - 65'x 35' enclosed RV/Boat storage buildings.
11. Signage. Not applicable for this project.
12. Recreation space - Not applicable.
13. The plan meets outdoor lighting requirement, downward facing lighting on buildings.
14. The development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County and with the Posey County Comprehensive Plan.

Motion seconded by: Joe Marvel

Adopted by Posey County Area Plan Commission

Mark Sax
President, Posey County Area Plan Commission

7-11-24
Date

FINDINGS OF FACT

Scott Pate

Owner: Scott A. & Lisa E. Pate

Addition of 1,200 square foot office building

I Joe Marvel make a motion in the findings of fact be made as follows:

1. Development is compatible with surrounding land use. Zoning of this property is M-1. The surrounding property is zoned R-1 and B-3.
2. Water, sewer, and other utilities are available. Existing utilities. Not changing.
3. The design and location of the entrance streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments. No changes to entrance or exit.
4. The plan does not meet the setback requirements for the M-1 Zoning District – is applying for a side yard variance to decrease the setback from 20' to 13' 9 5/8" abutting an R District.
5. The plan meets the building coverage requirements for the M-1 Zoning District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation. No changes.
8. The plan meets parking requirements.
9. Landscaping. Have existing screening along residential.
10. Building Specs – 30' x 40' office addition to existing building.
11. Signage - Not applicable for this project.
12. Recreation space - Not applicable for this project.
13. The plan meets outdoor lighting requirements – a dusk to dawn light will be installed.
14. The development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County and with the Posey County Comprehensive Plan

Motion seconded by: Aaron Wilson

Adopted by Posey County Area Plan Commission

Mark Seb
President, Posey County Area Plan Commission

7-11-24
Date

MOTION MADE BY: Joe FOR APPROVAL

SECOND MADE BY: Aaron FOR APPROVAL

Justin Rutledge () Yes () No

Greg Newman Yes () No

Aaron Wilson Yes () No

Randy Owens Yes () No

Andy Hoehn Yes () No

Mark Seib Yes () No

Joe Marvel Yes () No

Keith Spurgeon () Yes () No

Stefani Miller Yes () No

APPROVED: Yes () No

If approved, are there any reasonable restrictions or provisions to be included in the plan in addition to those outlined above?

MOTION MADE BY: _____ FOR DISAPPROVAL

SECOND MADE BY: _____ FOR DISAPPROVAL

Justin Rutledge () Yes () No

Greg Newman () Yes () No

Aaron Wilson () Yes () No

Randy Owens () Yes () No

Andy Hoehn () Yes () No

Mark Seib () Yes () No

Joe Marvel () Yes () No

Keith Spurgeon () Yes () No

Stefani Miller () Yes () No

DISAPPROVED: () Yes () No

MOTION MADE BY: Joe FOR APPROVAL

SECOND MADE BY: Stephani FOR APPROVAL

Justin Rutledge () Yes () No

Greg Newman () Yes () No

Aaron Wilson () Yes () No

Randy Owens () Yes () No

Andy Hoehn () Yes () No

Mark Seib () Yes () No

Joe Marvel () Yes () No

Keith Spurgeon () Yes () No

Stefani Miller () Yes () No

APPROVED: () Yes () No

If approved, are there any reasonable restrictions or provisions to be included in the plan in addition to those outlined above?

MOTION MADE BY: _____ FOR DISAPPROVAL

SECOND MADE BY: _____ FOR DISAPPROVAL

Justin Rutledge () Yes () No

Greg Newman () Yes () No

Aaron Wilson () Yes () No

Randy Owens () Yes () No

Andy Hoehn () Yes () No

Mark Seib () Yes () No

Joe Marvel () Yes () No

Keith Spurgeon () Yes () No

Stefani Miller () Yes () No

DISAPPROVED: () Yes () No

7 meetings

| StructurePoint | HWC Engineering/Civic Blueprint | Taylor Siefker Williams | GRW - Deborah Luzier |
|--|---|--|--|
| <p>Educate – Initial Outreach (virtual internet kickoff meeting, Trip #1 for Advisory Committee and stakeholder meetings),</p> <p>Diagnostic Review (review of prior 5 years zoning applications and exemption, create annotated outline and in-house legal review), Recommendations for permitted uses and categories.</p> <p>Trip # 2 for staff meeting and Advisory Committee</p> | <p>Identify Issues – Meet staff, review current ordinance and Comp Plan, review process, Form Steering Committee, focus group and public open house</p> <p>1 meeting with APC administrators</p> <p>1 Steering Committee meeting</p> <p>1 focus group meeting</p> | <p>Review of Existing Ordinance – Kickoff meeting Project website Create Technical Committee</p> <p>Technical Committee Meeting</p> | <p>Review, reformat, and incorporate- Establish Steering Committee, review existing Ordinance, identify fast-track amendments and develop Ordinance outline</p> |
| <p>Draft Section #1 (Zoning Districts and Land Use Standards), #2 (Site Standards and Subdivision Standards) and #3 (Administration, Nonconformities and Definitions)</p> <p>Trips 3, 4, and 5 for presentation of drafts</p> | <p>Strategize Solutions Compile solutions and meet with Steering Committee to determine preferred solutions</p> <p>1 Steering Committee meeting</p> <p>2 virtual meetings with APC staff</p> | <p>Draft Ordinance sections</p> <p>Technical Committee meeting # 2 - #7</p> <p>Focus Group</p> <p>online survey and public workshop</p> | <p>Develop Standardized – draft fast-track amendments, standardized chapters 1, 7, 8, 9, and 10;</p> <p>Conduct 4 Steering Committee meetings to review drafts</p> |
| <p>Adoption – Consolidation Draft prepared and available, Public Open House held, prep of Public Hearing draft, APC Public Hearing held and then final Ordinance prepared incorporating public hearing comments; decision made by APC and then presentation at</p> | <p>Prepare Ordinance –</p> <p>Prep initial draft, review Steering Committee, prep video overviews for both initial and intermediate drafts, present public draft and zoning map at public open house</p> <p>Electronic Copy</p> | <p>Adoption of Ordinance</p> <p>Staff Working Session APC presentation, Legislative bodies meetings County Commissioners meeting Final Deliverables – 24 bound copies, 1 electronic copy for website</p> | <p>Develop Customized Chapters – Draft customized Chpaters 2, 3, 4, 5 and 6; Conduct 4 Steering Committee meetings to review drafts</p> |

| | | | |
|--|---|--|---|
| <p>County Commissioners for Ordinance Adoption</p> <p>Presence at public meetings (no specific reference to all legislative bodies but it can be inferred)</p> | <p>2 Steering Committee meetings</p> <p>1 public open house</p> | | |
| <p>Has Project Website</p> | <p>Adopt the Ordinance</p> <p>Prep draft of Ordinance and Map for adoption</p> <p>Public hearing with APC</p> <p>Adoption meeting with County Commissioners</p> <p>Adoption meetings with legislative bodies (total of 4)</p> | | <p>Draft Review and Supporting Documents – Assemble first full draft of Ordinance; Draft Rules and Procedures and Applications for APC and BZA</p> <p>Steering Committee reviews drafts</p> |
| | | | <p>Adoption Meetings/Hearings – Assemble final draft of Ordinance, Conduct public open house for final draft; APC public hearing and County Commissioners meeting for adoption</p> |
| <p>Timeline – not mentioned</p> | <p>Timeline – 9 months</p> | <p>Timeline – Draft of Ordinance to be completed in 9 months, with subsequent 2 months to go through adoption process of legislative bodies (Commissioners, City of MV, Towns of Poseyville and Cynthiana)</p> | <p>Timeline – 9 months</p> |
| <p>Total Cost - \$90,020.00</p> | <p>Total Cost - \$89,105.00</p> | <p>Total Cost – \$78,400.00</p> | <p>Total Cost - \$77,000.00</p> |

| | | | |
|--|---|--|--|
| <p>Optional Graphics (\$14,500) but states Total Cost with Optional Graphics is \$100,270.00</p> | <p>Optional – Phase 2 – Joint meeting of APC and legislative bodies to present early recommendations (\$5,280)</p> <p>Phase 3 – Prep additional draft of UDO with changes coming from initial draft prior to final draft (\$7,970)</p> <p>Phase 4 – Additional adoption meetings, Ordinance is presented at initial public hearing of each body, but no vote take until subsequent meeting, CivicBlue attends each additional meeting, present at 5 public hearings (\$21,000)</p> <p>Prepare Updated Zoning Map (\$8,200.00)</p> | <p>Optional Tasks: Each has individual cost Additional technical committee meetings (\$1,950), zoning map updates (TBD), prep of Rules & Procedures (\$2,400.00), Applications (\$2,400.00) and Fee Schedule (\$1,185.00); Staff and local officials Training (\$2,800.00, marketing brochures (\$1,800.00)and 2 assessments after adoption (\$8,800.00)</p> | <p>Optional: 3 Phase Ordinance update spreading cost and timeline over longer period of time. At end of each phase there is a complete and usable Ordinance</p> <p>No Cost stated for optional but assumed it would be billed hourly</p> |
|--|---|--|--|



Mark Seib, President
 Posey County Area Plan Commission
 Coliseum Building, 126 East 3rd Street, Room 132
 Mount Vernon, IN 47620
 areaplan@poseycountyin.gov

COST ESTIMATE

May 31, 2024

Posey County Land Use Control Ordinances Major Update

Base Scope Cost Estimate

Civic Blueprint proposes to complete the Unified Development Ordinance for a fixed, lump sum fee of **\$89,105**. This amount includes printing, travel, and other direct expenses. The cost breakdown is as follows:

| | |
|--------------------------------|-----------------|
| Phase 1 - Identify Issues | \$20,910 |
| Phase 2 - Strategize Solutions | \$9,065 |
| Phase 3 - Prepare the UDO | \$35,210 |
| Phase 4 - Adopt the UDO | \$23,920 |
| Total | \$89,105 |

Optional Services

If desired, Civic Blueprint can provide the following optional services described in the Scope of Services as follows:

| | |
|--|----------|
| Phase 2 - Joint meeting of the Plan Commission and participating legislative bodies to present early recommendations | \$5,280 |
| Phase 3 - Prepare an additional draft of the UDO | \$7,970 |
| Phase 4 - Additional adoption meetings (preparation and presentation at five public hearings) | \$21,000 |
| Prepare Updated Zoning Map | \$8,200 |

Hourly Rates

The hourly rates for the project team members are:

Civic Blueprint

| | |
|----------------------------------|-------|
| Principal/Senior Project Manager | \$200 |
| Senior Planner | \$155 |

HWC Engineering

| | |
|------------------------|-------|
| Senior Project Manager | \$210 |
| Project Manager | \$180 |
| Planner 1 | \$135 |
| Planner 2 | \$115 |



HWC
ENGINEERING



CIVIC BLUEPRINT

COST ESTIMATE

| LAND COST | | | | | |
|-------------------------------------|-------------|----------------|---------------------|------------|------------------|
| | DIRECTOR/PM | SENIOR PLANNER | LANDSCAPE ARCHITECT | PLANNER | DIRECT |
| HOURLY RATES | \$220.00 | \$165.00 | | \$95.00 | |
| EDUCATE | 36 | 76 | | 36 | \$23,880 |
| Initial Outreach | 16 | 32 | | 20 | \$10,700 |
| Diagnostic Review | 16 | 32 | | 8 | \$9,560 |
| Recommendations | 4 | 12 | | 8 | \$3,620 |
| DRAFTING | 60 | 240 | | 60 | \$58,500 |
| Draft Section #1 of Ordinances | 20 | 80 | | 20 | \$19,500 |
| Draft Section #2 of Ordinances | 20 | 80 | | 20 | \$19,500 |
| Draft Section #3 of Ordinances | 20 | 80 | | 20 | \$19,500 |
| ADOPTION | 11 | 23 | | 15 | \$7,640 |
| Consolidated Draft of Ordinances | 5 | 6 | | 5 | \$2,565 |
| Public Open House | 2 | 6 | | 4 | \$1,810 |
| Public Hearing Draft | 2 | 6 | | 4 | \$1,810 |
| Ordinance Adoption | 2 | 5 | | 2 | \$1,455 |
| TOTAL | 107 | 339 | | 111 | \$90,020 |
| OPTIONAL GRAPHICS | | | | | |
| Create Ordinance Graphics | | | 100 | | \$14,500 |
| Total with Optional Graphics | | | | | \$100,270 |

Unified Development Ordinance

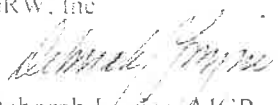
| Task | Details |
|--|--|
| Review, reformat, and incorporate | <ul style="list-style-type: none"> • Conduct an in-depth review of the County's existing regulations/Plans • Identify updates needed per statutory and case law requirements • Identify Fast-Track Amendments • Develop a detailed base UDO outline using GRW's 10-chapter format |
| Develop Standardized Chapters | Develop standardized chapters and conduct 4 Steering Committee meetings <ul style="list-style-type: none"> • Chapter 1 – Introduction • Chapter 7 – Zoning Administration and Procedures • Chapter 8 – Subdivision Administration and Procedures • Chapter 9 – Non-conformances • Chapter 10 – Definitions |
| Develop Customized Chapters | Develop customized chapters and conduct 4 Steering Committee meetings <ul style="list-style-type: none"> • Chapter 2 – Zoning Districts and Overlay Districts • Chapter 3 – Development Standards • Chapter 4 – Standards for Specific Uses • Chapter 5 – Subdivision Types • Chapter 6 – Subdivision Standards |
| Draft Reviews and Supporting Documents | Conduct 2 Steering Committee meeting to review the first draft and final draft of the UDO as well as draft Supporting Documents <ul style="list-style-type: none"> • Review membership and composition of PC and BZA to ensure compliance with statute • Draft Rules and Procedures for PC and BZA • Draft Application Packets for PC and BZA Petitions |
| Adoption Meetings/Hearings | Consultant will attend and present the new UDO at: <ul style="list-style-type: none"> • 1 public open house • 1 public PC hearing for consideration and recommendation • 1 County Commissioner hearing |

Timeline – 9 months Cost – \$77,000

The estimate I have provided may be flexible based on the county's needs. I also offer a three-phase ordinance update that spreads the cost and timeline over a longer period of time. At the end of each phase, you have a complete and usable UDO that gets better and improved each time. Let me know if you would like more information about this approach. We recognize that every planning process is unique, and we collaborate with our clients to refine or modify our proposed approach and associated fee to best meet your available resources.

We are excited for the opportunity to work with Posey County and, as always, would be happy to further discuss our qualifications and your needs for this assignment. Please do not hesitate to contact me (317-258-8046 or dlazier@grwinc.com) with any questions or if you would like additional information regarding our qualifications.

Sincerely,
GRW, Inc


Deborah Lazier, AICP
Senior Planner

Proposed Fee

TSDWG has based our fee on the labor hours and direct costs anticipated for the completion of this work by our team. In consideration of the services and products, the fee for performing the tasks as outlined in this proposed scope of work is broken down below. It is recognized that each of these phases and associated tasks will be further refined when a final Scope of Work is developed. Our team is happy to work with Posey County to optimize the scope and fee to best fit the needs and resources of this particular ordinance update process. Our project fee outlined below is based on hourly billing rates of staff assigned to the project and expenses.

| TASK 1: EXISTING ORDINANCE REVIEW | |
|---|-------------|
| Task 1.1: Project Administrative Kick-Off Meeting | \$ 2,190.00 |
| Task 1.2: Communication Outreach Plan & Project Website | \$ 2,700.00 |
| Task 1.3: Creation of Technical Committee | \$ 300.00 |
| Task 1.4: Review of Existing Ordinance & Development of Annotated Outline | \$ 800.00 |
| Task 1.5: Ordinance Diagnosis | \$ 3,250.00 |
| Task 1.6: Technical Committee Meeting #1 | \$ 2,710.00 |
| TASK 2: DRAFT ORDINANCE | |
| Task 2.1: Draft Ordinance Sections | \$31,150.00 |
| Task 2.2: Technical Committee Meetings #2 - #7 | \$15,445.00 |
| Task 2.3: Ordinance Focus Group Meeting | \$ 2,610.00 |
| Task 2.4: Online Survey & Public Workshop | \$ 3,790.00 |
| TASK 3: FINAL ORDINANCE | |
| Task 3.1: Staff Working Session & Final Revisions | \$ 2,775.00 |
| Task 3.2: Area Plan Commission Presentation | \$ 1,630.00 |
| Task 3.3: Legislative Bodies Meetings | \$ 3,900.00 |
| Task 3.4: Posey County Board of Commissioners Meeting | \$ 990.00 |
| Task 3.5: Final Deliverables | \$ 4,160.00 |

| OPTIONAL TASKS | |
|--|-------------------------------|
| Task A: Additional Technical Committee Meeting | \$ 1,950.00 |
| Task B: Zoning Map Updates | TBD Depending on Scope Needed |
| Task C: Rules & Procedures | \$ 2,400.00 |
| Task D: Applications & Forms | \$ 2,400.00 |
| Task E: Fee Schedule | \$ 1,185.00 |
| Task F: Staff & Local Officials Training | \$ 2,800.00 |
| Task G: Department Brochures & Marketing Materials | \$ 1,800.00 |
| Task H: Two Assessments after Adoption | \$ 8,880.00 |

TAYLOR
SIEFKER
WILLIAMS
design group

