

**MINUTES**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

**SEPTEMBER 12, 2024  
6:00 P.M.**

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

**MEMBERS ABSENT:** Dr. Keith Spurgeon, Mr. Randy Owens, 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 Stefani Miller. **Motion Carried.**

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**REZONING:**

**DOCKET NO:** 24-14-RE-APC  
**APPLICANT:** Rev. Mark Tabor  
**OWNER:** Harvestime Temple, Inc.  
**PREMISES:** Lots 366 thru 373 and Lots 320 thru 323, Part of the Charles E. Lawrence Subdivision Section J located in the Northwest Quarter (NW/4) of Section Five (5), Township Seven (7) South, Range Thirteen (13) West, Black Township, City of Mt. Vernon, Posey County, Indiana. More commonly known as 101 Roosevelt Dr., Mt. Vernon, Indiana. Containing 3.0900 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 RS (Residential Single Family) & RO (Residential Office) 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.

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

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

Rev. Mark Tabor - 5301 Stoneridge Dr., Mt. Vernon, IN, here to speak on behalf of the application. The sign will be 3' x 8' two-sided, dimmable sign.

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.

Joe Marvel made a motion in the affirmative to recommend approval for the Rezoning from RS (Residential Single Family) & RO (Residential Office) to B-2 (Commercial General). Andy Hoehn seconded the motion. **Roll Call Vote (7-0). Yes. Motion carried.**

Joe Marvel made a motion to adopt the Finding of Facts. Motion seconded by Stefani Miller. **Roll Call Vote (7-0). Motion Passed.**

This is a recommendation to the Common Council of the City of Mt. Vernon; their next meeting is September 18 at 6:30 at City Hall, anyone can come and voice their concern. The applicant needs to be present at this meeting.

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**SITE DEVELOPMENT PLAN:**

APPLICANT: Storm Kollak  
OWNER: CountryMark Refining and Logistics, LLC.  
PREMISES: The Northwest Quarter of Section Six (6), Township Seven (7) South, Range Thirteen (13) West, Black Township, Posey County, Indiana. More commonly known as 1785 Givens Rd., Mt. Vernon, Indiana. Containing 73.1760 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.

Mr. Seib stated that the applicant requested this application to be tabled until the October 10, 2024, meeting.

Joe Marvel made a motion to table until the October 10, 2024, meeting, seconded by Stefani Miller. **Roll Call Vote (7-0). Motion Passed.**

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**COMPLAINTS - TABLED:**

2001 Stierley Rd., Wadesville (Donaldson & Sapp)  
APC members discussed the complaint, Andy Hoehn motioned for Trent to send a letter to the owners of the property at 2001 Stierley Rd., Wadesville, seconded by Aaron Wilson. **Motion Carried with a vote of (7-0). Yes.**

**COMPLAINTS – NEW:**

302 Coronado Dr., MV (Drissel/Parker)  
Tina Parker - 302 Coronado Dr., Mt. Vernon, IN, here to speak about the complaint with several handouts.

Exhibits A-E given out by Tina Parker  
Exhibits #1-5 given out by Tina Parker  
Petition 1-2 given out by Tina Parker

APC members discussed the complaint. Joe Marvel made a motion to table the complaint for 30 days to give property owner time to move equipment at 302 Coronado Dr., Mt. Vernon, IN, seconded by Stefani Miller. **Motion Carried with a vote of (7-0). Yes.**

905 Walnut St., MV (Payne)

APC members discussed the complaint Joe Marvel motioned to resolve the complaint at 905 Walnut Street, Mt. Vernon, seconded by Stefani Miller. **Motion Carried with a vote of (7-0). Yes.**

### **DIRECTOR'S REPORT**

None.

### **OTHER BUSINESS**

Mr. Mark Seib gave an update regarding the ordinance committee meeting.

Mark Seib gave a solar update to the APC members.

### **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 Aaron Wilson to approve collections. **Motion Carried.**


### **CITIZEN CONCERNS**

None.

### **ADJOURNMENT**

Joe Marvel made a motion to adjourn the meeting at 7:21 p.m. The motion was seconded by Greg Newman. **Motion Carried.**

~~Mr. Mark Seib – President~~

  
Joe Marvel Vice President

  
Mr. Jerry Cotner – Executive Director

PROPOSED FINDINGS OF FACT  
ON DOCKET NO: 24-14-RE-APC  
PETITION TO REZONE: Rev. Mark Tabor  
OWNER: Harvestime Temple, Inc.

**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.

*will not*

**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:

*Joe Marvel.*

Motion seconded by:

*Stefani Miller*

Adopted by Posey County Area Plan Commission

President: *Mark Tabor*

Date: *9/12/24*

July 23, 2024

Staff Comments: The property being petitioned to be rezoned from RS (Residential Single Family) & RO (Residential Office) Zoning District to B-2 (Commercial General) Zoning District. Containing 3.0900 acres more or less. The property is located at 101 Roosevelt Drive, Mt. Vernon, IN 47620. Property abutting this site is owned by the following:

1. **Allyn Land Company, LP, 5101 Lamont Rd, Mt. Vernon, IN 47620**
2. **Bel Air Land, LLC, 1690 Roberts BLVD NW Suite 112, Kennesaw, GA 30144**
3. **Terri Alsop, 1835 N. Cherry Lane, Mt. Vernon, IN 47620-1144**
4. **Katherine Toon, 4700 Calico Drive, Mt. Vernon, IN 47620**
5. **James R. Kissinger & Lori J. Neth, 1825 Cherry Lane, Mt. Vernon, IN 47620**
6. **Larry A. Horton, 628 Walnut St., Mt. Vernon, IN 47620**
7. **Deeann Goldman Jones & Marshal Goldman, 4172 Nation Road, Mt. Vernon, IN 47620**
8. **Gerald F. & Marsha L. King, 108 Roosevelt St., Mt. Vernon, IN 47620**
9. **Mackenzie S. Boerner, 1824 Main Street, Mt. Vernon, IN 47620**
10. **John & Birgitt King, 1830 N. Main Street, Mt. Vernon, IN 47620**
11. **Scott & Cindy R. Reagan, 1836 Main Street, Mt. Vernon, IN 47620**
12. **Karissa D. Wilson, 1842 N. Main, Mt. Vernon, IN 47620**
13. **Jimmy D. Blankenship, 1852 Main Street, Mt. Vernon, IN 47620**
14. **Gary & Roxanna Spence, 1854 N. Main Street, Mt. Vernon, IN 47620**
15. **Shelba Ann Woodring ETAL, 4253 Deepwood Dr., Henderson, KY 42420**
16. **Bruce & Shelba Woodring, 4253 Deepwood Dr., Henderson, KY 42420**
17. **Daniel C. & Barbara S. Rev. Living Trust, 1855 N. Main St., Mt. Vernon, IN 47620**

Abutting properties are zoned A (Agricultural), R-1/RS (Residential Single Family), O (Residential Office), R-2 (Residential Two-Family). This property is currently a church. The owners are proposing to rezone the property to B-2 (Commercial General) for a church as a use by right. The uses adjacent to the proposed rezoning are as follows: Residential and Agricultural.

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

Exhibit A

COPY



Exhibit B



CO

Google

2022 Exhibit C

Google Maps 303 Coronado Dr

Mt Vernon, Indiana

Google Street View

Oct 2022 See more dates



Image capture: Oct 2022 © 2024 Google

of Family Resources



That is not our white car or camper

COPY

Google Maps

302 Coronado Dr

2022

Exhibit D

Mt Vernon, Indiana

Google Street View

Oct 2022 See more dates



Image capture: Oct 2022 © 2024 Google

or Family Resources



 COPY



 COPY

Sept 9, 2024

To Mr. Conner,

This letter is written on behalf of  
our family, Mr. & Mrs. Joe Parker.

We are excellent neighbors that give  
a lot of their time and resources to  
help people out. We feel like for a few  
businesses we have here that we should  
give a lot of help instead of trying to run  
them off.

Mr. Parker keeps our streets clean  
clear in winter, even for our mailboxes as  
the mail can get to us. He does all the repairs,  
just out of the kindness of his heart. He can  
take a bucket of bolts and turn them in to  
something productive. They are both very  
kind and always answer calls for help.

Exhibit 1

 COPY

They are very excellent neighbors  
and we do not want to lose them.  
There are all different vehicles parked  
around our subdivisions, why single them  
out? Mr. MacFarlan are an asset to  
our neighborhood and community.

Thank you.

Loyed Bice Bauer

Exhibit 1

 COPY

To whom it may concern, 9-11-24

I'm writing to you in regards to John and Tina Parker. They have been our neighbors for over 10 years now. In that 10 years we have had no problems or issues with them and John's equipment. We haven't ever had to worry about snow removal, thanks to his backhoe. John clears everyone's driveway and street in our neighborhood and doesn't expect any money or favors in return. They are great people to be around and awesome neighbors.

Sincerely,

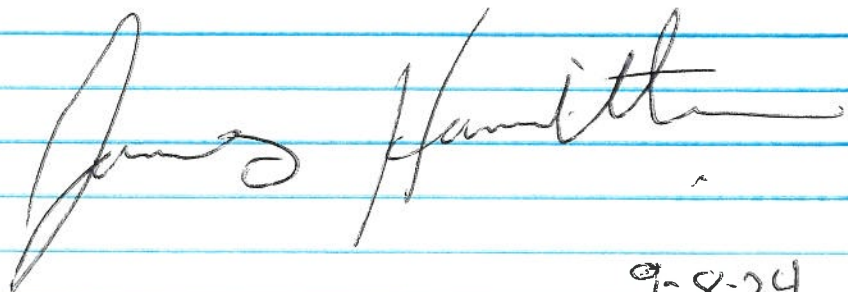
Seth + Lisa Schmittler

 COPY

To whom It may Concern,

My name is James Hamilton. I live at 301 Coronado Dr. I have been Don + Tina Parker's neighbor for 14 years. Mr. and Mrs. Parker have been the best neighbors I think anyone could really ever ask for. There has always been some things, Trucks, Trailers etc., there. It does not bother any of us. They always look out for us, as we look out for them. They do so much for all of us around here. Not once have I ever had to ask them, b.c. they have equipment, to please maybe clean my drive from snow. I wake up and its done. They get it done before the City even gets close to us. I cant tell you how many Times they have helped my family. ~~I have been that good a neighbor.~~ I can honestly say right now, I Wish You All Had The Parkers As Neighbors.

Sincerely,



9-8-24  
# 17:53 pm  
-9

To this committee/council, I'm sure there are a lot of other places you should be applying your attention to besides our nice little neighborhood. I mean like some places that all our traffic sees, ~~the~~

\* Not really sure why this an issue at all.


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Exhibit 4

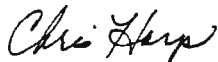
September 10, 2024

Chris Harp  
304 Coronado Dr  
Mt. Vernon, IN 47620

To whom it may concern,

I am writing this brief letter in response to my neighbors, Jon & Tina Parker's residence at 302 Coronado Dr. They have been next door to me for 24 years and I have not had any disturbance from Jon working on his equipment which would be considered a nuisance. I do hear him when the windows are open, or I am outside working in the yard, but I do not find it bothering. In fact, Jon helps the entire neighborhood with that same equipment from snow plowing our streets in the winter, to helping take down limbs cracked and hanging from our winter ice storms and spring windy storms. I hope this will be a recommendation that the equipment Jon stores on his property is far more helpful than a hinderance.

Thank you for taking time to ready my letter,



Chris Harp



**COPY**


Sept. 10, 2024

To Whom It May Concern:

I have lived on Coronado Dr. for 13 years, just up the street from Jon and Tina Parker. Jon has always been very willing to help his neighbors clear snow from driveways and streets or help get rid of storm debris. Their equipment has never blocked the street or interfered with traffic in any way.

Thank you,  
Amanda Thompson

 COPY

I live, or (have lived), in Charlie Lawrence sub division and/or on Coronado Dr. in MV. I do not have a concern about the equipment at Jon+Tina Parker's residence (302 Coronado Dr.) 

No	Name
1	Grant Newcomb
2	Shelby Feilert
3	Amanda Thompson 410
4	Alesia Crisp
5	Jaybarny Jarvis
6	Jack Sturgeon 416
7	Jennifer Wilson 424
8	Donna Robinson 433
9	Jeff Ronald 433
10	Jacey Rice 421
11	John Evans 413
12	Keith Schreck
13	Rob Chonglas 405
14	Jacy Knight 400
15	Cassie Jones 325
16	KRicketts 321
17	Alex Bowen 322
18	W 2W 318
19	Charles Lee 318
20	John Bowman 314 Coronado
21	Sept. Taylor 300 Coronado
22	Jim Pennington 301
23	Blanca Derby

COPY

I live, or (have lived), in Charlie Lawrence sub division and/or on Coronado Dr. in MV. I do not have a concern about the equipment at Jon+Tina Parker's residence (302 Coronado Dr.)



No	Name
1	Gamir Rodriguez 338 Coronado
2	Warren Kraft 400 CORONADO
3	Jacob Chambliss 405 Coronado Dr
4	Stephanie Phillips 301 Audubon Drive
5	Amy Hueftle 301 Lawrence Drive
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