

**AGENDA**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

**JANUARY 9, 2025  
6:00 P.M.**

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

**APPROVAL OF MINUTES:** APPROVAL OF MINUTES FROM DECEMBER 12, 2024, MEETING AS EMAILED.

**ELECTION OF OFFICERS 2025**

**COMMITTEE APPOINTMENTS 2025**

**ATTORNEY 2025**

**FEES 2025**

**RULES OF PROCEDURE 2025**

**DESIGNATED NEWSPAPER**

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**REZONING:**

**DOCKET NO:** 24-16-RE-APC

**APPLICANT:** Chad Hoehn

**OWNER:** Chad W. Hoehn

**PREMISES:** Part of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 4 South, Range 12 West, lying in Poseyville, Robb Township, Posey County, Indiana. Containing 1.12 acres more or less. More commonly known as 228 S. Cale St., Poseyville, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

**NATURE OF CASE:** Petition to rezone .600 acres more or less from an R-3 (Residential Multiple Family) Zoning District to a 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.

**SITE DEVELOPMENT PLAN:**

APPLICANT: Chad Hoehn  
OWNER: Chad W. Hoehn  
PREMISES: Part of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 19, Township 4 South, Range 12 West, lying in Poseyville, Robb Township, Posey County, Indiana. Containing 1.12 acres more or less. More commonly known as 228 S. Cale St., Poseyville, 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 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.

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**REZONING:**

DOCKET NO: 24-17-RE-APC  
APPLICANT: Joe Kiesel, Kiesel – Wagner Survey, LLC  
OWNER: Cinda L. Wassmer  
PREMISES: Part of the Northwest Quarter of Section 17, Township 5 South, Range 12 West lying in Center Township, Posey County, Indiana. More commonly known as Springfield Rd., Wadesville, Indiana. Containing 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 (2 lots containing 1.50 acres more or less each) from an 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.

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**MINOR SUBDIVISION:**

DOCKET NO: 24-08-S-APC  
APPLICANT: Joe Kiesel, Kiesel – Wagner Survey, LLC  
OWNER: Cinda L. Wassmer  
PREMISES: Part of the Northwest Quarter Section 17, Township 5 South, Range 12 West lying in Center Township, Posey County, Indiana. More commonly known as Springfield Rd., Wadesville, Indiana. Containing 3 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 under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

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**REZONING:**

DOCKET NO: 24-18-RE-APC  
APPLICANT: Joe Kiesel, Kiesel – Wagner Survey, LLC  
OWNER: G. Roger McCormick  
PREMISES: Part of the Northeast Quarter of Section 20, Township 6 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 3320 Jackson Rd., Mt. Vernon, Indiana. Containing 1.16 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 (1 lot containing 1.16 acres more or less) from an 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.

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**MINOR SUBDIVISION:**

DOCKET NO: 24-09-S-APC  
APPLICANT: Joe Kiesel, Kiesel – Wagner Survey, LLC  
OWNER: G. Roger McCormick  
PREMISES: Part of the Northeast Quarter of Section 20, Township 6 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 3320 Jackson Rd., Mt. Vernon, Indiana. Containing 1.16 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 under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

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**SITE DEVELOPMENT PLAN:**

APPLICANT: TEC Consulting Engineers, Anthony Wilson  
OWNER: Evansville Western Railway, Inc.  
PREMISES: Part of Section 8, Township 7 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 818 W. Second St., Mt. Vernon, Indiana, Containing 1.62 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.

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**COMPLAINTS - TABLED:**

TABLED UNTIL MARCH - 2001 Stierley Rd., Wadesville (Donaldson & Sapp)

**RESOLUTIONS FOR CONSIDERATION:**

**Establishment of a proposed Residential Housing TIF Area in Wadesville**

**Establishment of a proposed Residential Housing TIF area in Poseyville**

**Consolidation Resolution regarding the combination of the Poseyville Economic Development Area and the Poseyville Residential Housing TIF Area**

**DIRECTOR'S REPORT**

**APPROVAL OF PAYROLL AND BILLS**

**REPORT OF COLLECTIONS**

**CITIZEN CONCERNS**

**ADJOURNMENT**