

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

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

MEMBERS PRESENT: Mr. Joe Marvel -Vice President, Dr. Keith Spurgeon, Mr. Greg Newman, Mr. Andy Hoehn, Mr. Justin Rutledge (Arrived at 6:02 p.m.), Mr. Randy Owens, Mr. Trent Van Haaften -Attorney, Mr. Jerry Cotner, Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Mark Seib - President, Mrs. Stefani Miller

APPROVAL OF MINUTES: Andy Hoehn made a motion in the affirmative to approve the minutes of the last regular meeting as emailed. Motion seconded by Keith Spurgeon. Motion Carried.

REPLAT:

DOCKET NO: 24-07-S-APC

APPLICANT: Joe Kiesel, Kiesel Wagner Surveying

OWNER: John S. & Clare E. Esche

PREMISES: Lot 15 Harold Schroeder Subdivision and part of the West half of the Southeast Quarter of Section 11, Township 6 South, Range 12 West of the Second Principal Meridian, Robinson Township, Posey County, Indiana. More commonly known as 10600 Greenleaf Dr., Evansville, Indiana. Containing 1.68 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 Replat 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. Marvel confirmed with Mr. Cotner that the applicant met all the requirements for notification per the statute.

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

Joe Kiesel - 2711 West State Road 68, Haubstadt, IN here to speak on behalf of the application.

Public Comments

Ricky Williamson - 1809 Sassafras Dr., Evansville, IN had questions regarding building setbacks.

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

Justin Rutledge made a motion to close the public portion. Motion seconded by Aaron Wilson.
Motion Carried.

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

A motion was made in the affirmative by Keith Spurgeon for preliminary approval of replat and to authorize Executive Director to give final approval after 30 days have elapsed. Motion seconded by Randy Owens. **Motion carried by roll call vote (7-0) Yes. Motion Passed.**

REZONING:

DOCKET NO: 24-15-RE-APC

APPLICANT: Lyle Mehringer, Three i Design

OWNER: City of Mt. Vernon, Indiana

PREMISES: Part of Section 7, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 1301 Country Club Rd., Mt. Vernon, Indiana. Containing 43.7 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 RM (Residential Multi Family) Zoning District to a 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. Marvel confirmed with Mr. Cotner that the applicant met all requirements for notification per the statute.

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

Lyle Mehringer - 2425 W Indiana St., Evansville, IN, here to speak on behalf of the application.

Stephen Loehr - 401 Western Hills Dr., Mt. Vernon, IN, here to speak on behalf of the application.

No comments from the public.

Aaron Wilson made a motion to close the public portion. Seconded by Randy Owens. **Motion Carried.**

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

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

Greg Newman made a motion in the affirmative to recommend approval to Rezone from an RM (Residential Multi Family) Zoning District to a B-2 (Commercial General). Andy Hoehn seconded the motion. **Roll Call Vote (7-0). Yes. Motion carried.**

Andy Hoehn made a motion to adopt the Finding of Facts. Motion seconded by Aaron Wilson. **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 December 18, 2024, at 6:30 at City Hall, anyone can come and voice their concern. The applicant needs to be present at this meeting.

COMPLAINTS - TABLED:

2001 Stierley Rd., Wadesville (Donaldson & Sapp)

Mathew Donaldson - 2001 Stierley Rd., here to speak about the complaint. Mr. Donaldson stated that he is going to move home that is located on the property line in the spring.

APC members discussed the complaint. Aaron Wilson made a motion to table the complaint at 2001 Stierley Rd., Wadesville, until March of 2025, motion seconded by Keith Spurgeon. **Motion Carried with a vote of (7-0). Yes.**

302 Coronado Dr., MV (Drissel/Parker)

Tina Parker - 302 Coronado Dr., Mt. Vernon, IN, here to speak about the complaint.

APC members discussed the complaint. Andy Hoehn made a motion to resolve the complaint at 302 Coronado Dr., Mt. Vernon, IN, seconded by Aaron Wilson. **Motion Carried with a vote of (7-0). Yes.**

DIRECTOR'S REPORT

2025 Meeting Dates and Deadlines

Aaron Wilson made a motion to approve 2025 meeting dates and deadlines, the second Thursday of the month at 6:00p.m. Motion seconded Randy Owens. **Roll Call Vote (7-0). Yes. Motion Carried.**

Jerry Cotner gave a solar update to the APC members.

APPROVAL OF PAYROLL AND BILLS – LAST MONTH AND THIS MONTH

Aaron Wilson made a motion to approve payroll and bills for October and November, seconded by Andy Hoehn. **Motion Carried.**

REPORT OF COLLECTIONS – LAST MONTH AND THIS MONTH

Aaron Wilson made a motion to approve collections from October and November, motion seconded by Andy Hoehn. **Motion Carried.**

CITIZEN CONCERNS

None.

OTHER BUSINESS

Mr. VanHaaften is going to review the statute for question 4 on the findings of fact, there was some question as to how it is worded.

BOARD APPOINTMENTS AND OATHS

Mr. VanHaaften will draft a resolution to adjust board terms to match the state statute for board member appointments to review and vote on at next meeting.

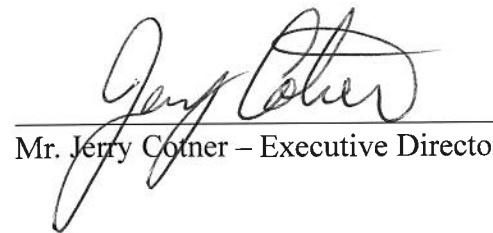
ADJOURNMENT

Aaron Wilson made a motion to adjourn the meeting, the motion was seconded by Andy Hoehn.

Motion Carried.



Mr. Mark Seib – President



Mr. Jerry Cotner – Executive Director

November 13, 2024

Staff Comments: The property being petitioned to be rezoned from RM (Residential Multi Family) to B-2 (Commercial General) is 43.7 acres more or less. The property is located at 1301 Country Club Rd., Mt. Vernon, Indiana. Property abutting this site is owned by the following:

1. Beulah Lodge No. 578 F&AM, 1131 W. 4th St. Mt. Vernon, IN 47620
2. First Christian Church, 1401 County Club Rd., Mt. Vernon, IN 47620
3. First Christian Church, P.O. Box 573, Mt. Vernon, IN 47620
4. 1415 Country Club Road SNF, LLC, 158-13 72nd Ave. FL2, Flushing, NY 11365
5. Sabrina J & Charles R. Kueber, 1431 County Club Rd., Mt. Vernon, IN 47620
6. Kyle O. & Sherri D. Rapp, 502 Smith Rd., Mt. Vernon, IN 47620
7. The Meadows Inc., 415 Clay St., Jasper, IN 47546
8. Edward B. Ewing, 415 Clay St., Jasper, IN 47546
9. Church of Jesus Christ of Latter-Day Saints, 50 E. North Temple 22nd Floor, Salt Lake City, UT 84150
10. Lauren A. & Levi Hoehn, 746 Smith Rd., Mt. Vernon, IN
11. JW & EE Culley, LLC, 201 Parke Street Mt. Vernon, IN 47620
12. Fielding-Pfafflin Properties, Inc., 1901 Holler Rd., Mt. Vernon, IN 47620
13. Leffel Properties, Inc., 1901 Holler Rd., Mt. Vernon, IN 47620
14. Leffel Properties, Inc., 70 Highway 62, Mt. Vernon, IN 47620
15. Gregory Roeder, 733 Smith Rd., Mt. Vernon, IN 47620
16. Duane & Carla Barnhart, 741 Smith Rd., Mt. Vernon, IN 47620
17. Russell MHP, LLC, 1 Engle Street Suite 201, Endlewood, NJ 07631
18. Timothy R. Hargett, 745 Smith Rd., Mt. Vernon, IN 47620
19. Cole & Laura Morrison, 801 Smith Rd., Mt. Vernon, IN 47620
20. Bruce & Brett Reich, 1911 Bundy Rd., Mt. Vernon, IN 47620
21. Roger D. & Synda Waters, 809 Smith Rd., Mt. Vernon, IN 47620
22. Rebecca L. Higgins, 813 Smith Rd., Mt. Vernon, IN 47620
23. William Eugene Embrey, 817 Smith Rd., Mt. Vernon, IN 47620
24. Catherine Ann & Ronald Dewig, 821 Smith Rd., Mt. Vernon, IN 47620
25. Matthew J. & Junenna D. Young, 825 Smith Rd., Mt. Vernon, IN 47620
26. Matthew J. & Gina L. Walls, 7295 Heritage Drive, Mt. Vernon, IN 47620
27. Brittney M. Butler, 833 Smith Rd., Mt. Vernon, IN 47620
28. Mary A. Cashion, 837 Smith Rd., Mt. Vernon, IN 47620
29. Blaine & Amanda J. Kelly, 841 Smith Rd. Mt. Vernon, IN 47620
30. Tony L. & Carla J. Philipps, 845 Smith Rd., Mt. Vernon, IN 47620
31. Angela D. Adamaitis, 97 Parkridge Dr., Mt. Vernon, IN 47620
32. Donna M. Curtis, 905 Smith Rd., Mt. Vernon, IN 47620
33. Judith & Patrick Ingrassellino, 1601 Greenbrier Dr., Mt. Vernon, IN 47620
34. Jon S. & Rhonda Zwingleberg, 1555 Donnell Rd., Mt. Vernon, IN 47620
35. Jonas M. & Josalyn M. Wyatt, 1553 O Donnell Rd., Mt. Vernon, IN 47620
36. Rudgert D. & Tiffany E. Riggie, 1551 O Donnell Rd., Mt. Vernon, IN 47620
37. Southern Ind Gas & Electric, One Vectren Square, Evansville, IN 47708
38. City School of Mt. Vernon, 1000 W. 4th St., Mt. Vernon, IN 47620

39. CountryMark Refining & Logistics, LLC, 401 Southwind Plaza., Mt. Vernon, IN 47620
40. Posey County Commissioners, 126 E. Third Street, Mt. Vernon, IN 47620
41. Posey County, Indiana Jail Building Corp., 126 E. Third St., Mt. Vernon, IN 47620
42. Davis Properties, LLC, 6505 Sauerkraut Lane, Mt. Vernon, IN 47620
43. Mt. Vernon MGP, LLC, 4400 N. Scottsdale Rd. #9299, Scottsdale, AZ 85251

Abutting properties are zoned RM (Residential Multi Family), R-1 (Residential Single Family), and CG (Commercial General). This property is currently vacant. The owners are proposing to rezone the property to B-2 (Commercial General). The uses adjacent to the proposed rezoning are as follows: Business, Agricultural, and Residential.

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

COPY

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-15-RE-APC
PETITION TO REZONE: Lyle Mehringer, Three i Design
OWNER: City of Mt. Vernon, Indiana

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 Hoehn

Motion seconded by:

Aaron Wilson

Adopted by Posey County Area Plan Commission

President:

Date: 12/12/24