

MINUTES

POSEY COUNTY AREA PLAN COMMISSION REGULAR MEETING

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

JANUARY 9, 2025
6:00 P.M.

MEMBERS PRESENT: Mr. Joe Marvel - President, Dr. Keith Spurgeon, Mr. Greg Newman -Vice President, Mr. John Gerton, Mr. Justin Rutledge, Mr. Randy Owens, Mr. Mark Seib, Mrs. Stefani Miller, Mr. Trent Van Haaften - Attorney, Mr. Jerry Cotner, Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Dave Pearce

Attorney Trent VanHaaften administered a new Oath of Office to all present members.

APPROVAL OF MINUTES FROM LAST REGULAR MEETING: Joe Marvel made a motion in the affirmative to approve the minutes of the last regular meeting as emailed, the motion was seconded by Justin Rutledge. **Roll Call Vote (8-0). Yes. Motion Carried.**

ELECTION OF OFFICERS 2025

Greg Newman made a motion in the affirmative to nominate Joe Marvel for President, seconded by Justin Rutledge. **Vote (8-0) Yes. Motion Carried.**

Justin Rutledge made a motion in the affirmation to nominate Greg Newman for Vice-President, seconded by Stefani Miller. **Vote (8-0) Yes. Motion Carried.**

COMMITTEE APPOINTMENTS 2025:

Motion was made in the affirmative by Justin Rutledge and seconded by Mark Seib to accept the proposed list of Committee Appointments for 2025. Joe Marvel and Keith Spurgeon were reappointed as Area Plan Commission Representatives on the Board of Zoning Appeals. **Roll Call Vote (8-0) Yes. Motion Carried.**

(See attached sheet of the Committee Appointments for 2025)

ATTORNEY 2025

A motion was made in the affirmative by Justin Rutledge and seconded by Mark Seib to retain Van Haaften & Farrar as primary attorney for 2025. **Roll Call Vote (8-0). Yes. Motion Carried.**

FEES 2025

A motion was made by Stefani Miller to keep all fees the same as 2024 at this time. Seconded by Keith Spurgeon. **Roll Call Vote (8-0) Yes. Motion Carried.**

RULES OF PROCEDURE 2025

A motion was made in the affirmative by Mark Seib and seconded by John Gerton to accept the Rules of Procedure for 2025 as presented with the changes as discussed. **Roll Call Vote (8-0). Yes. Motion Carried.**

DESIGNATED NEWSPAPER

Justin Rutledge made a motion to designate the Posey County News as the media source for 2025. Stefani Miller seconded the motion. **Roll Call Vote (8-0). Yes. Motion Carried.**

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.

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.

Chad Hoehn - 228 Cale St., Poseyville, IN, here to speak on behalf of the application.

No comments from the public.

Justin Rutledge made a motion to close the public portion. Seconded by Stefani Miller. **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.

Justin Rutledge made a motion in the affirmative to recommend approval to Rezone from an R-3 (Residential Multiple Family) Zoning District to a B-3 (Commercial High Intensity). Mark Seib seconded the motion. **Roll Call Vote (8-0). Yes. Motion Carried.**

Justin Rutledge made a motion to adopt the Finding of Facts, seconded by Randy Owens. **Roll Call Vote (8-0). Motion Passed.**

This is a recommendation to the Poseyville Town Council; their next meeting is January 14, 2025, at 5:30 pm, anyone can come and voice their concern. The applicant needs to be present at this meeting.

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.

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.

Chad Hoehn - 228 Cale St., Poseyville, IN, incorporate comments from rezoning.

Mark Seib made a motion to close the public hearing, motion was seconded by John Gerton. **Motion Carried.**

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

Mr. Marvel makes a note to incorporate comments from rezoning.

A motion was made by Mark Seib to approve the Site Development Plan, seconded by Justin Rutledge. **Roll Call Vote (8-0) Yes. Motion Carried.**

No members had any additional comments on Finding of Facts.

Greg Newman made a motion to approve the Finding of Facts, the motion was seconded by John Gerton. **Roll Call Vote (8-0) Yes. Motion Passed.**

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.

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.

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

No comments from the public.

Justin Rutledge made a motion to close the public portion, seconded by Mark Seib. **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.

Mark Seib made a motion in the affirmative to recommend approval to Rezone from an A (Agricultural) Zoning District to a R-1(Residential Single Family). John Gerton seconded the motion. **Roll Call Vote (8-0). Yes. Motion Carried.**

Randy Owens made a motion to adopt the Finding of Facts, seconded by Keith Spurgeon. **Roll Call Vote (8-0). Motion Passed.**

This is a recommendation to the Posey County Commissioners; their next meeting is January 22, 2025, at 9:00 am, anyone can come and voice their concern. The applicant needs to be present at this meeting.

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.

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.

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

Mark Seib made a motion to close the public portion. The motion was seconded by John Gerton.
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 the minor subdivision plat and to authorize the Executive Director to give final approval after 30 days have elapsed. Motion seconded by Stefani Miller. **Motion carried by roll call vote (8-0) Yes. Motion Passed.**

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.

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.

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

No comments from the public.

Stefani Miller made a motion to close the public portion, the motion was seconded by John Gerton.
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.

Keith Spurgeon made a motion in the affirmative to recommend approval to Rezone from an A (Agricultural) Zoning District to a R-1 (Residential Single Family). Justin Rutledge seconded the motion. **Roll Call Vote (8-0). Yes. Motion carried.**

Justin Rutledge made a motion to adopt the Finding of Facts, seconded by Stefani Miller. **Roll Call Vote (8-0). Motion Passed.**

This is a recommendation to the Posey County Commissioners; their next meeting is January 22, 2025, at 9:00 am, anyone can come and voice their concern. The applicant needs to be present at this meeting.

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.

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.

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

Justin Rutledge made a motion to close the public portion, seconded by John Gerton. **Motion Carried.**

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

A motion was made in the affirmative by Justin Rutledge for preliminary approval of the minor subdivision plat and to authorize Executive Director to give final approval after 30 days have elapsed. Motion seconded by Stefani Miller. **Motion carried by roll call vote (8-0) Yes. Motion Passed.**

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.

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.

Anthony Wilson - 293 E. Hirsch Woods, Ln., Haubstadt, IN, here to speak on behalf of the application.

Justin Rutledge made a motion to close the public hearing, seconded by Stefani Miller. **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.

Motion was made by Stefani Miller to approve the Site Development Plan. The Motion was seconded by Justin Rutledge. **Roll Call Vote (8-0) Yes. Motion Carried.**

No members had any additional comments on Finding of Facts.

Keith Spurgeon made a motion to approve the Finding of Facts, seconded by John Gerton. **Roll Call Vote (8-0) Yes. Motion Passed.**

COMPLAINTS - TABLED:

Tabled until March - 2001 Stierley Rd., Wadesville (Donaldson & Sapp)

RESOLUTIONS FOR CONSIDERATION:

Establishment of a proposed Residential Housing TIF Area in Wadesville

Joe Harrison - 25 NW Riverside Dr. 2nd Floor, Evansville, IN spoke about resolution.

Mark Seib motioned to approve the resolution, seconded by Justin Rutledge. **Motion Carried with a vote of (8-0). Yes.**

Establishment of a proposed Residential Housing TIF area in Poseyville

Joe Harrison - 25 NW Riverside Dr. 2nd Floor, Evansville, IN spoke about resolution.

Justin Rutledge motioned to approve the resolution, seconded by John Gerton. **Motion Carried with a vote of (8-0). Yes.**

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

Joe Harrison - 25 NW Riverside Dr. 2nd Floor, Evansville, IN spoke about resolution.

Randy Owens motioned to approve the resolution, seconded by Stefani Miller. **Motion Carried with a vote of (8-0). Yes.**

DIRECTOR'S REPORT

Jerry Cotner gave a solar update to the APC members. Board members requested that the Executive Director give a monthly permit report.

APPROVAL OF PAYROLL AND BILLS

Keith Spurgeon made a motion to approve payroll and bills, seconded by Stefani Miller. **Motion Carried.**

REPORT OF COLLECTIONS

A motion was made in the affirmative by Greg Newman and seconded by John Gerton to approve collections. **Motion Carried.**

CITIZEN CONCERNS

None.


OTHER BUSINESS

Joe Marvel gave an Ordinance Committee Update.

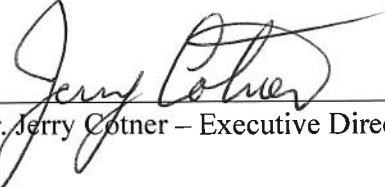
Mark Seib stated he will continue to attend the solar meetings.

ADJOURNMENT

Greg Newman made a motion to adjourn the meeting at 8:00 p.m., the motion was seconded by Mark Seib. **Motion Carried.**



Mr. Joe Marvel – President



Mr. Jerry Cotner – Executive Director

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-16-RE-APC
PETITION TO REZONE: Chad Hoehn
OWNER: Hoehn Concrete

COPY

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:

Justin Rutledge

Motion seconded by:

Randy Owens

Adopted by Posey County Area Plan Commission

President: _____

Date: 1-9-25

December 5, 2024

Staff Comments: The property being petitioned to be rezoned from R-3 (Residential Multiple Family) to B-3 (Commercial High Intensity) contains .64 acres more or less, the other portion of the parcel is already zoned B-3. The property is located at 228 S. Cale St., Poseyville, IN. Property abutting this site is owned by the following:

1. Town of Poseyville, PO Box 194, Poseyville, IN 47633
2. Richard G. & Lana S. Kraft, 257 S. Cale St., Poseyville, IN 47633
3. Ray E. & Staci L. Cox, 229 S. Cale St., Poseyville, IN 47633
4. Jennifer L. McKee, 252 S. Cale St., Poseyville, IN 47633
5. Jeffrey A. Memmer, PO Box 6775, Evansville, IN 47719
6. Janet M. Schapker, PO Box 553, Poseyville, IN 47633
7. James L. Stoneberger, 200 S. Cale St., Poseyville, IN 47633

Abutting properties are zoned R-1 (Residential Single-Family), R-2 (Residential Two Family). The owner is proposing to rezone the property to B-3 (Commercial High Intensity). The uses adjacent to the proposed rezoning are as follows: Residential and Abandoned Railroad.

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

FINDINGS OF FACT
CHAD HOEHN, HOEHN CONCRETE
BUILDING ADDITION

copy

1. Greg Newman, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. The current zoning on .480 acres more or less of this parcel is B-3, this is where the existing building is located and is compatible with surrounding land use. The applicant is also petitioning to rezone the remainder of the property to B-3. Existing facility.

2. Water, sewer, and other utilities are available – No drainage changes.

3. The design and location of the entrance and streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments. Nothing is changing on the site with the existing traffic flow. Very minimal impact.

4. The plan meets the setback requirements for the B-3 District, except for the side yard abutting a parcel zoned R-1. The applicant is requesting a side yard setback Variance from 20' to 12' for the existing building and construction of the new building.

5. The plan meets the building coverage requirements for the B-3 District.

6. The plan meets building separation.

7. The plan meets vehicle and pedestrian circulation. No changes to vehicle circulation.

8. The plan meets parking requirements. Not applicable.

9. Landscaping. Not applicable.

10. Building Specs 60' x 80'.

11. Signage. No signage change.

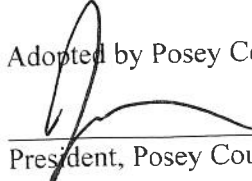
12. Recreation space - Not Applicable.

13. The plan meets outdoor lighting requirements.

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 Zoning Ordinance and with the Posey County Comprehensive Plan.

Motion seconded by: John Gerton

Adopted by Posey County Area Plan Commission



President, Posey County Area Plan Commission

1/9/25
Date

COPY

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-17-RE-APC
PETITION TO REZONE: Joe Kiesel, Kiesel – Wagner Survey, LLC
OWNER: Cinda L. Wassmer

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:

Randy Owens

Motion seconded by:

Keith Spurgeon

Adopted by Posey County Area Plan Commission

President:

Date: 11/1/25

COPY

December 10, 2024

Staff Comments: The property is being petitioned to be rezoned from A (Agricultural) to R-1 (Residential Single Family) totaling 3.00 acres more or less (2 buildable lots containing 1.50 acres more or less each). The property is located at Springfield Rd., Wadesville, IN 47638. Property abutting this site is owned by the following:

1. Antonio & Audra Sollars, 6790 Springfield Rd., Wadesville, IN 47638
2. Darrell E. & Tonya D. Paddock, 6790 Springfield Rd., Wadesville, IN 47638
3. Dennis R. & Michele A. Motz, 7530 Highway 66, Wadesville, IN 47638
4. Posey County Regional Sewer District, PO Box 88, Mt. Vernon, IN 47620
5. Timothy Davidson, 6831 Springfield Rd., Wadesville, IN 47638
6. Carla A. Martin, 6835 Springfield Rd., Wadesville, IN 47638
7. Larry A. & Dena Y Bauer, 6800 Springfield Rd., Wadesville, IN 47638
8. John V. Jr. & Julie A. Pierce, 6820 Springfield Rd., Wadesville, IN 47638

Abutting properties are zoned A (Agricultural). Current land use is Agricultural. The owner is proposing to rezone the property to R-1 (Residential). 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

COPY

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 24-18-RE-APC
PETITION TO REZONE: Joe Kiesel, Kiesel – Wagner Survey, LLC
OWNER: G. Roger McCormick

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:

Justin Bulledge

Motion seconded by:

Stefani Miller

Adopted by Posey County Area Plan Commission

President: _____

Date: 11/1/25

December 10, 2024

COPY

Staff Comments: The property is being petitioned to be rezoned from A (Agricultural) to R-1 (Residential) totaling 1.16 acres more or less. The property is located at 3320 Jackson Rd., Mt. Vernon, IN 47620. Property abutting this site is owned by the following:

1. Erica M. & Justin Thomason, 3400 Jackson Rd., Mt. Vernon, IN 47620
2. Philip Angermeier, 3404 Jackson Rd., Mt. Vernon, IN 47620
3. Weinzapfel Farms, 6712 Lower Mt. Vernon, IN 47620
4. Alan R. Topper, 621 Davis Dr., Mt. Vernon, IN 47620
5. Camelot Farms, LLC, 325 Bellezza Dr., Mt. Vernon, IN 47620
6. State of Indiana, 3650 S. US Hwy 41, Vincennes, IN 47591
7. Robert F. & Jennifer L. Curtis, 3305 Jackson Rd., Mt. Vernon, IN 47620
8. Jackson Family HQ, LLC, 3407 Jackson Rd., Mt. Vernon, IN 47620

Abutting properties are zoned A (Agricultural). Current land use is Residential and Agricultural. The owner is proposing to rezone 1.16 acres more or less to R-1 (Residential Single Family). 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

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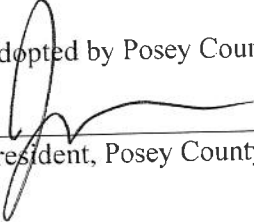
FINDINGS OF FACT
EVANSVILLE WESTERN RAILWAY, INC.
OFFICE BUILDING ADDITION

I, Keith Spurgeon, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. The current zoning of this parcel is M-1, this is compatible with surrounding land use.
2. Water, sewer, and other utilities are available – No drainage changes.
3. The design and location of the entrance and streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments. Nothing is changing on the site with the existing traffic flow. Very minimal impact.
4. The plan meets the setback requirements for the M-1 District.
5. The plan meets the building coverage requirements for the M-1 District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation. No changes to vehicle circulation.
8. The plan meets parking requirements. Not applicable.
9. Landscaping. Not applicable.
10. Building Specs 24' x 66'.
11. Signage. No signage change.
12. Recreation space - Not Applicable.
13. The plan meets outdoor lighting requirements.
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 Zoning Ordinance and with the Posey County Comprehensive Plan.

Motion seconded by: John Gerton

Adopted by Posey County Area Plan Commission



President, Posey County Area Plan Commission

1/9/25
Date

Posey County Area Plan Committee List

2025

Transportation and Development

John Gerton
Stefani Miller
Randy Owen\$

Administration and Personnel

Joe Marvel
Keith Spurgeon
Greg Newman
Mark Seib

Budget

Joe Marvel
Greg Newman
Dave Pearce
Mark Seib

Zoning

Dave Pearce
Randy Owen
John Gerton

Executive Committee

Joe Marvel
Greg Newman
Keith Spurgeon
Mark Seib

*Subdivision Committee

Justin Rutledge
John Gerton
Randy Owen
Stefani Miller

*The Subdivision Committee will also work with the County Surveyor, City Engineer, County Engineer, Soil Conservationist and the County Agricultural Agent.

Site Plan Committee

Justin Rutledge
Dave Pearce
Keith Spurgeon
Stefani Miller

Recommended to the Board for the Board of Zoning Appeals

Joe Marvel
Keith Spurgeon