

**AGENDA**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

**APRIL 10, 2025  
6:00 P.M.**

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

**APPROVAL OF MINUTES:** APPROVAL OF MINUTES FROM FEBRUARY 13, 2025, MEETING AS EMAILED.

**2025 Rules of Procedure**

---

**APPLICANT:** Harmonie Wealth Group  
**OWNER:** Shawn Worman  
**PREMISES:** Part of Section 9, Township 7 South, Range 13 West, Lot 51 in Jones Addition lying in Black Township, Posey County, Indiana. More commonly known as 733 E. 4th St., Mt. Vernon, Indiana. Containing 0.1610 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 (office building addition) in a CG- Commercial General Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

---

**APPLICANT:** Nutrien - Jerrod Prather  
**OWNER:** State of Indiana  
**PREMISES:** Part of Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 2501 Bluff Rd., Mt. Vernon, Indiana, Containing 85.0000 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 (6900 square foot addition) in an M-2 Manufacturing Medium/Heavy District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

**MAJOR SUBDIVISION:**

DOCKET NO: 25-01-S-APC

APPLICANT: Scott Buedel, Cash Waggner & Associates, PC

OWNER: Hometown Ventures Group, LLC

PREMISES: Part of the West Half of the Northwest Quarter of Section 20, Township 4 South Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as the intersection of St. Francis and Dean St., Poseyville, Indiana. Containing 32.75 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 Major Subdivision Plat in a R-1 and R-2 Zoning District and 8 variances under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

**COMPLAINTS - TABLED:**

2001 Stierley Rd., Wadesville (Donaldson & Sapp)

**COMPLAINTS NEW**

302 Coronado Dr., MV (Parker)

435 E. 8<sup>th</sup> St., MV (Strobel)

**DIRECTOR'S REPORT**

**APPROVAL OF PAYROLL AND BILLS – FEBRUARY AND MARCH 2025**

**REPORT OF COLLECTIONS – FEBRUARY AND MARCH 2025**

**CITIZEN CONCERNS**

**OTHER BUSINESS**

Posey County Regional Sewer District

**ADJOURNMENT**