

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**FEBRUARY 13, 2025
6:00 P.M.**

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

MEMBERS ABSENT: Dr. Keith Spurgeon

Attorney Trent VanHaaften administered a new Oath of Office to Randy Rankin and Dave Pearce.

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

REZONING:

DOCKET NO: 25-01-RE-APC
APPLICANT: Phil Wells
OWNER: WJ Enterprises, LLC
PREMISES: Part of the Northeast Quarter Section 26, Township 7 South, Range 14 West lying in Point Township, Posey County, Indiana. More commonly known as 1100 Zoar Church Rd., Mt. Vernon, IN. Containing 12.48 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 A (Agricultural) Zoning District to M-2 (Manufacturing Medium/Heavy) 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. Trent VanHaaften notified board members that he represents applicant in his private practice.

Phil Wells – 4401 E. Blackford Rd., Mt. Vernon, IN., here to speak on behalf of the application.

No comments from the public.

Stefani Miller made a motion to close the public portion. 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.

Dave Pearce made a motion in the affirmative to recommend approval to Rezone from an A (Agricultural) Zoning District Zoning District to a M-2 (Manufacturing Medium/Heavy) Stefani Miller seconded the motion. **Roll Call Vote (8-0). Yes. Motion Carried.**

John Gerton 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 February 19, 2025, at 9:00am, anyone can come and voice their concern. The applicant needs to be present at this meeting.

DEVELOPMENT PLAN APPLICATION SECS TIER 3:

DOCKET NO: 2025-01-SECS-3-APC

APPLICANT: Brad Morton

OWNER: Zion United Church of Christ

PREMISES: Part of Section 10, Township 6, Range 12, lying in Robinson Township, Posey County Indiana. More commonly known as the Southeast corner of Copperline and Ford Road, Mt. Vernon, Indiana. Containing 5.00 acres more or less (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Development Plan Approval to develop a SECS Tier 3 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 the requirements for notification per the statute.

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

Brad Morton – 5401 Weaver Rd., Evansville, IN 47711, here to speak on behalf of the application.

No comments from the public.

Mark Seib made a motion to close the public hearing. 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.

Motion was made by Dave Pearce to approve the Development Plan Application 2025-01-SECS-3-APC. John Gerton seconded the motion. **Roll Call Vote (8-0) Yes. Motion carried.**

DEVELOPMENT PLAN APPLICATION SECS TIER 3:

DOCKET NO: 2025-02-SECS-3-APC

APPLICANT: Brad Morton

OWNER: Thomas R. & Mary Susan Benton

PREMISES: Part of Section 4, Township 6, Range 13, lying in Lynn Township, Posey County Indiana. More commonly known 2612 Springfield Rd., Mt. Vernon Indiana. Containing 27.00 acres more or less (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Development Plan Approval to develop a SECS Tier 3 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 the requirements for notification per the statute.

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

Brad Morton – 5401 Weaver Rd., Evansville, IN 47711, here to speak on behalf of the application.

No comments from the public.

John Gerton made a motion to close the public hearing. Seconded by John 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 Dave Pearce to approve the Development Plan Application 2025-02-SECS-3-APC. Stefani Miller seconded the motion. **Roll Call Vote (8-0) Yes. Motion carried.**

COMPLAINTS - TABLED:

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

DIRECTOR'S REPORT

Jerry Cotner handed all board members a report showing all permits issued from January 1, 2025, to January 31, 2025. Mr. Cotner also handed out information regarding the solar project.

Dave Pearce steps out.

APPROVAL OF PAYROLL AND BILLS

Mark Seib made a motion to approve payroll and bills, seconded by John Gerton. **Motion Carried.**

REPORT OF COLLECTIONS

A motion was made in the affirmative by Mark Seib and seconded by Stefani Miller to approve collections. **Motion Carried.**

CITIZEN CONCERNS

None.

Joe Marvel reviewed possible changes to the Rules and Procedures. Mr. VanHaaften will update and send to members.

Board members spoke of possible ordinances to review during rewrite.

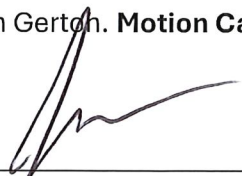
Dave Pearce returned.

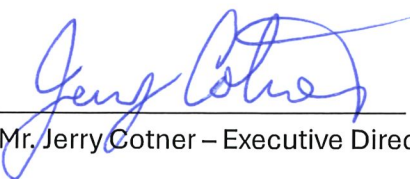
Joe Marvel spoke about reopening the complaint on 302 Coronado Dr., Mt. Vernon due to owner continuing to park commercial equipment at residential home.

Mark Seib made a motion for Trent to send notice to owners to correct or come to the April 10, 2025, meeting. **Roll Call Vote (8-0) Yes. Motion carried.**

ADJOURNMENT

Dave Pearce made a motion to adjourn the meeting at 6:54 p.m., the motion was seconded by John Gerton. **Motion Carried.**



Mr. Joe Marvel – President

Mr. Jerry Cotner – Executive Director

PROPOSED FINDINGS OF FACT
ON DOCKET NO: 25-01-RE-APC
PETITION TO REZONE: Phil Wells
OWNER: WJ Enterprises, LLC

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:

John

Motion seconded by:

Stephanie

adopted

Adopted by Posey County Area Plan Commission

President: _____

Date: 2/13/25

January 10, 2025

Staff Comments: The property being petitioned to be rezoned from A (Agricultural) Zoning District to M-2 (Manufacturing Medium/Heavy) Zoning District. Containing 12.48 acres more or less. The property is located at 1100 Zoar Church Rd., Mt. Vernon, IN. Property abutting this site is owned by the following:

1. Brian D. Roos, 1150 Zoar Church Rd., Mt. Vernon, IN 47620
2. Brent A. Roos, 1200 Zoar Church Rd., Mt. Vernon, IN 47620
3. Jeffrey A. Denning, 11430 Bonebank Rd., Mt. Vernon, IN 47620
4. State of Indiana, 3650 S. US Highway 41, Vincennes, IN 47591
5. State of Indiana, 150 W. Market St., Indianapolis, IN 46204
6. John W. & Thomas E Lang ETAL, 5520 E. Copperline Rd., Mt. Vernon, IN 47620
7. WM H. & Janice H. Templeton, 10011 Old Highway 69 S., Mt. Vernon, IN 47620
8. Diana Billman Trustee, 49 Park Ridge Dr., Mt. Vernon, IN 47620

Abutting properties are zoned A (Agricultural) and M-2 (Manufacturing Medium/Heavy). The owners are proposing to rezone the property to M-2 (Manufacturing Medium/Heavy). The owners are proposing to use the property for warehousing, storage, and steel fabrication. The uses adjacent to the proposed rezoning are as follows: Residential, Agricultural, Manufacturing.

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

Executive Directors report

January 1, 2025 to January 31, 2025

February 13, 2025

Permits Issued - Improvement Location

Date From 1/1/2025 and Date To 1/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
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Imp Loc Commercial New Building

01/29/2025	ILP-25-113	128 N ST FRANCIS ST, POSEYVILLE	Imp Loc Commercial New Building	65231730100300 0	Justin Collins - Justin Collins	25.00	
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Count 1
Fees \$25.00
Valuation

Imp Loc Ground Sign

01/02/2025	ILP-25-101	405 Southwind Plaza, Mt. Vernon, IN 47620	Imp Loc Ground Sign	65270440002700 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$2,500
01/15/2025	ILP-25-107	700 HARRIETT ST, MT VERNON	Imp Loc Ground Sign	65-27-04-300-031 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$35,000

Count 3
Fees \$75.00
Valuation \$37,500.00

Imp Loc New Mobile Home

01/02/2025	ILP-25-103	Twin Lakes MHP	Imp Loc New Mobile Home	65141270005600 0	Nick Brown - Windmill Mobile Homes	25.00	\$125,000
01/02/2025	ILP-25-104	Twin Lakes MHP	Imp Loc New Mobile Home	65141270005600 0	Nick Brown - Windmill Mobile Homes	25.00	\$125,000

Count 5
Fees \$125.00
Valuation \$287,500.00

Imp Loc Residential Accessory Structure

Permits Issued - Improvement Location

Date From 1/1/2025 and Date To 1/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
01/02/2025	ILP-25-100	600 E 6TH ST, MT VERNON	Imp Loc Residential Accessory Structure	652708110001000 0	David True - David True	25.00	
01/22/2025	ILP-25-108	1000 N OLIVER RD, WADESVILLE	Imp Loc Residential Accessory Structure	650726300018000 0	Terry Bryant - Terry Bryant	25.00	\$75,000
01/24/2025	ILP-25-110	6800 BENTHALL RD, MT VERNON	Imp Loc Residential Accessory Structure	651330100009000 0	Troy Ricketts - Troy Ricketts	25.00	

Count 8
Fees \$200.00
Valuation \$362,500.00

Imp Loc Residential Deck/Porch

01/15/2025	ILP-25-106	10617 MIDDLE MT VERNON RD, MT VERNON	Imp Loc Residential Deck/Porch	651326400015000 0	Paul Nurrenbern - Paul Nurrenbern	25.00	
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Count 9
Fees \$225.00
Valuation \$362,500.00

Imp Loc Residential Fence

01/14/2025	ILP-25-105	7474 HERITAGE DR, MT VERNON	Imp Loc Residential Fence	651612200013010 0	James Young - James Young	25.00	
01/29/2025	ILP-25-112	8400 BARTER RD, MT VERNON	Imp Loc Residential Fence	651333300018000 0	Chad Hogan - Chad Hogan	25.00	

Count 11
Fees \$275.00
Valuation \$362,500.00

Imp Loc Residential New Home

Permits Issued - Improvement Location

Date From 1/1/2025 and Date To 1/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
01/22/2025	ILP-25-109	8701 N WATERFORD DR, MT VERNON	Imp Loc Residential New Home	65133380100100 780	Corey Hirsch - Hirsch Custom Homes	25.00	\$1,200,000
01/27/2025	ILP-25-111	10200 SHERRI LN, MT VERNON	Imp Loc Residential New Home	65133330000400 392	Chris Chapman - Chris Chapman	25.00	
01/30/2025	ILP-25-114	5250 WILL RD, POSEYVILLE	Imp Loc Residential New Home	65060130001100 1374	Layne Motz - Layne Motz	25.00	
							Count 14 Fees \$350.00 Valuation \$1,562,500.00
Imp Loc Wall Sign							
01/02/2025	ILP-25-102	405 Southwind Plaza, Mt. Vernon, IN 47620	Imp Loc Wall Sign	65270440002700 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$2,500
							Count 15 Fees \$375.00 Valuation \$1,565,000.00

Total Permits	15
Total Fees	\$375.00
Total Valuation	\$1,565,000

Weekly Construction Progress Meeting Agenda

Date: February 12, 2025 (7:30AM)

Location: 7451 IN-62, Mount Vernon, IN

Attendees:

- George Medeiros – Bechtel Ass't Project Manager
- Chris Evans – Bechtel Site Manager
- Paula Rogers – Bechtel ES&H Manager
- Jerry Cotner – Posey County Area Planning Commission Executive Director
- Mark Seib – Posey County Area Planning Commission
- Ed Batteiger – Posey County Building Commissioner
- Roger Butler – Tanner Engineering
- Hank Doyle – Road Inspection
- Safety Moment
- Project Overview & Status

I. **Project Staffing Levels:**

	Total Staff
Professional Staff	17
Craft Professionals (FTE)	51
Subcontractors	3
Total Project On-Site	71

- 58 of 58 Inverters have been turned over to the customer for walkdown (100%).
- Tracker work now complete.
- Module Installation complete in A07. Awaiting modules for swap out in B02. Arriving on Monday, Feb 17th.
- String Harness Installation complete in A07.
- String Harness Testing complete in A07.
- Rock Installation is now in Entrance 4 & 5 for internal road repairs.
- Final Cleanup and Demobilization activities continued and will work from East to West starting at Entrance 2.
- Finishing placement of cable markers outside the fenceline and starting on the interior.
- Continued with SWPPP maintenance
- Permits
 - A07 String Testing Complete – Upload will be completed today.
- Road Use Agreement
 - n/a
- Community Relations
 - Incidents – None
 - Complaints – None

Contact Information – Stacy Wagner (812-573-0032 & 800-723-6908)

