

**AGENDA**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

**AUGUST 14, 2025  
6:00 P.M.**

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

**APPROVAL OF MINUTES:** APPROVAL OF MINUTES FROM JUNE 12, 2025, MEETING AS EMAILED.

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**REZONING:**

DOCKET NO: 25-04-RE-APC  
APPLICANT: Fred Kuester, Engineer & Land Surveyor  
OWNER: R & R Simpson Family Farms, LLC  
PREMISES: Part of the Southwest Quarter of Section 27, Township 6 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 4505 Breeze Rd., Mt. Vernon, Indiana. 1 lot containing 1.0 acre 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 1.0 acre 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: 25-08-S-APC  
APPLICANT: Fred Kuester, Engineer & Land Surveyor  
OWNER: R & R Simpson Family Farm, LLC  
PREMISES: Part of the Southwest Quarter of Section 27, Township 6 South, Range 13 West lying in Black Township, Posey County, Indiana. More commonly known as 4505 Breeze Rd., Mt. Vernon, Indiana. 1 lot containing 1.0 acre 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 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.

**DEVELOPMENT PLAN APPLICATION SECS TIER 2**

DOCKET NO: 2025-01-SECS-2-APC  
APPLICANT: Mackenzie Dowdy, Salas O'Brien  
OWNER: AstraZeneca Pharmaceuticals, LP  
PREMISES: Part of the Northwest Quarter of the Southwest Quarter of Section 2 Township 7 South, Range 13 West and tax parcel 65-15-02-300-009.000-017. Lying in Black Township, Posey County, Indiana. More commonly known as 4601 Hwy 62 E, Mt. Vernon, IN 47620. Containing 18.92 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 Solar Energy Conversion System (SECS) – Tier 2

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**REZONING:**

DOCKET NO: 25-05-RE-APC  
APPLICANT: Noah Nellis, Nellis Lawn Service  
OWNER: Hardee E. Glisson Jr. & Gregory W. Glisson  
PREMISES: Part of the Northeast Quarter of Section 1, Township 7 South, Range 12 West lying in Marrs Township, Posey County, Indiana. More commonly known as 11925 Broadway Ave & Broadway Ave., Evansville, IN. Containing 5.04 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 R-1 (Residential Single Family) 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.

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**REZONING:**

DOCKET NO: 25-06-RE-APC  
APPLICANT: Payton Whoberry  
OWNER: Payton Whoberry  
PREMISES: Part of the Southeast Quarter of the Northwest Quarter of Section 12, Township 6 South, Range 12 West lying in Robinson Township, Posey County, Indiana. More commonly known as 11301 E Copperline Rd., Evansville, IN. Containing .4790 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 B-1 (Neighborhood Commercial) Zoning District to 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.

**DEVELOPMENT PLAN APPLICATION:**

APPLICANT: Justin Collins  
OWNER: Posey Storage, LLC  
PREMISES: Part of the West Half of the Southwest Quarter of Section 17, Township 4 South, Range 12 West lying in Robb Township, Town of Poseyville, Posey County, Indiana. More commonly known as 128 N. St. Francis Street, Poseyville, Indiana. Containing 4.29 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-2 Zoning District under The Zoning 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**

223 W. 9<sup>th</sup> St., MV (Sharygin)  
348 W. 9<sup>th</sup> St., MV (Primary Investments, LLC)

**DIRECTOR'S REPORT**

**APPROVAL OF PAYROLL AND BILLS – JUNE AND JULY**

**REPORT OF COLLECTIONS – JUNE AND JULY**

**CITIZEN CONCERNS**

**OTHER BUSINESS**

**ADJOURNMENT**

<b>APC Board Member</b>	<b>Appointing Authority</b>	<b>Date Appointed</b>	<b>Expiration Date</b>
Joe Marvel - President	Co. Council	1/1/2025	12/31/2027
Greg Newman - Vice President	Co. Commissioners	1/1/2025	12/31/2026
John Gerton	MV City Council	1/1/2025	12/31/2027
Stefani Miller	Agricultural Agent	By Virtue of Office	
Randy Owens	Mayor of Mt. Vernon	1/1/2025	12/31/2026
Dave Pearce	Co. Council	1/1/2025	12/31/2028
Randy Rankin	Town of Poseyville	1/1/2025	12/31/2027
Mark Seib	Co. Commissioners	1/1/2025	12/31/2028
Keith Spurgeon	School Systems	By Virtue of Office	12/31/2025