

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**SEPTEMBER 11, 2025
6:00 P.M.**

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

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM AUGUST 14, 2025, MEETING AS EMAILED.

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 (project area 15.5 acres). (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: The applicant requests Final Development Plan Approval to develop a Solar Energy Conversion System (SECS) – Tier 2

MINOR SUBDIVISION:

DOCKET NO: 25-09-S-APC
APPLICANT: Greg Kissel, Kissel Land Surveying, LLC
OWNER: Phillip J. Williams
PREMISES: Part of the Southwest Quarter of Section 24, Township 5 South, Range 13 West, lying in Center Township, Posey County, Indiana. More commonly known as Valeah Dr., Wadesville, 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 Minor Subdivision Plat in an R-1 (Residential Single Family) 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.

REZONING:

DOCKET NO: 25-07-RE-APC
APPLICANT: Greg Kissel, Kissel Land Surveying, LLC
OWNER: Kevin J. Martin
PREMISES: Part of the Northeast Quarter of Section 10, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. More commonly known as 10600 Kuehn Rd., Cynthiana, 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.

MINOR SUBDIVISION:

DOCKET NO: 25-10-S-APC
APPLICANT: Greg Kissel, Kissel Land Surveying, LLC
OWNER: Kevin J. Martin
PREMISES: Part of the Northeast Quarter of Section 10, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. More commonly known as 10600 Kuehn Rd., Cynthiana, 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.

REZONING:

DOCKET NO: 25-08-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 a R-1 (Residential Single Family) Zoning District to a B-2 (Commercial General) Zoning District Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

COMPLAINTS - TABLED:

2001 Stierley Rd., Wadesville (Donaldson & Sapp)
348 W. 9th St., MV (Primary Investments, LLC)

DIRECTOR'S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

OTHER BUSINESS

ADJOURNMENT

| APC Board Member | Appointing Authority | Date Appointed | Expiration Date |
|------------------------------|---------------------------------|---------------------------|----------------------------|
| 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 |