

**MINUTES**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

**JUNE 12, 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, Dr. Keith Spurgeon, 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:** Mr. Mark Seib, Mrs. Stefani Miller

**APPROVAL OF MINUTES FROM LAST REGULAR MEETING:** Randy Rankin made a motion in the affirmative to approve the minutes of the last regular meeting as emailed, the motion was seconded by Keith Spurgeon. **Roll Call Vote (7-0). Yes. Motion Carried.**

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**REPLAT:**

DOCKET NO: 25-06-S-APC  
APPLICANT: Craig Kuester, Kuester Engineers and Land Surveyors  
OWNER: Brandon D. Brown  
PREMISES: Lot 4 and Lot 5 of Nature View Subdivision, lying in Black Township, Posey County, Indiana. More commonly known as 2451 Nature Ln, Mt. Vernon, Indiana. Containing 3.03 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 Replat 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 requirements for notification per the statute.

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

Brandon Brown – 2451 Nature Ln., Mt. Vernon, IN here to speak on behalf of the application.

No comments from the public.

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.

A motion was made in the affirmative by Keith Spurgeon for preliminary approval of replat and to authorize the Executive Director to give final approval after 30 days have elapsed. The motion was seconded by John Gerton. **Motion Carried by roll call vote (7-0) Yes. Motion Passed.**

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**REPLAT:**

DOCKET NO: 25-07-S-APC  
APPLICANT: Joe Kiesel, Kiesel-Wagner Survey, LLC  
OWNER: Myrtle Ann Sisk  
PREMISES: PT LOT 26 and LOT 25 and part of the Southeast Quarter of Section 11, Township 4 South, Range 12 West, lying in Smith Township, Posey County, Indiana. More commonly known as 10260 S. Whiting St. and Whiting St., Cynthiana, Indiana. Containing 2 lots on 0.98 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 Replat in a RS 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 requirements for notification per the statute.

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

Joe Kiesel – 2711 W. SR 68, Haubstadt, IN here to speak on behalf of the application.

No comments from the public.

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.

A motion was made in the affirmative by John Gerton for preliminary approval of the replat and to authorize the Executive Director to give final approval after 30 days have elapsed. The motion was seconded by Greg Newman. **Motion Carried by roll call vote (7-0) Yes. Motion Passed.**

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**DEVELOPMENT PLAN APPLICATION SECS TIER 3:**

DOCKET NO: 2025-03-SECS-3-APC  
APPLICANT: Steven Riddle  
OWNER: Andrew J. & Andrea K. Eisterhold  
PREMISES: Part of Section 22, Township 5 South, Range 13 West, lying in Lynn Township, Posey County Indiana. More commonly known as 2425 Williams Rd., Wadesville, Indiana. Containing 2.26 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: The applicant requests Development Plan approval for a Solar Energy Conversion System (SECS) – Tier 3 in an Agricultural Zoning District.

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.

Andy Eisterhold – 2425 Williams Rd., Wadesville, IN 47711, here to speak on behalf of the application.

No comments from the public.

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 John Gerton to approve the Development Plan Application 2025-03-SECS-3-APC. Randy Owens seconded the motion. **Roll Call Vote (7-0) Yes. Motion Carried.**

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**COMPLAINTS - TABLED:**

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

1137 E. Water St., MV (Doshier)

Mr. Jerry Cotner gave an update on the complaint.

Randy Rankin made motion to resolve the complaint at 1137 E. Water St., Mt. Vernon, IN, motion seconded by John Gerton. **Roll Call Vote (7-0) Yes. Motion Carried.**

**DIRECTOR'S REPORT**

Jerry Cotner handed all board members a report showing all permits issued and a Posey Solar update.

**APPROVAL OF PAYROLL AND BILLS**

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

**REPORT OF COLLECTIONS**

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

**CITIZEN CONCERNS**

None.

**OTHER BUSINESS**

Update on 435 W. 8<sup>th</sup> St.

Mr. Jerry Cotner and Mr. Trent Van Haften gave an update on this complaint.

Randy Owens made motion to have Mr. Trent Van Haaften file an order of dismissal and resolve the complaint at 435 W. 8<sup>th</sup> St., Mt. Vernon, IN. The motion was seconded by Randy Rankin. **Roll Call Vote (7-0) Yes. Motion Carried.**

#### 2026 Budget

The board discussed the 2026 Budget noting the Budget Committee had approved. Greg Newman made a motion to approve the 2026 Budget Proposal as submitted. Seconded by Randy Rankin. **Motion Carried.**

#### Battery Ordinance

Mr. Joe Marvel and Mr. Jerry Cotner discussed the need for a Battery Ordinance.

Mr. Jerry Cotner handout out an example of a battery ordinance to board members.

The board discussed trying to have the Executive Committee tour the Battery Storage in Petersburg, IN, and having discussions with the fire departments.

Mr. Randy Owens asked for a Midwest Fertilizer update. Mr. Greg Newman gave an update.


#### **ADJOURNMENT**

Greg Newman made a motion to adjourn the meeting at 6:41 p.m., the motion was seconded by John Geron. **Motion Carried.**



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Mr. Joe Marvel – President



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Mr. Jerry Cotner – Executive Director



# **Executive Directors Report**

*12 June 2025*

## Weekly Construction Progress Meeting Agenda

Date: June 11, 2025 (7:45AM)

Location: County Bldg., Mount Vernon, IN

### Attendees:

- George Medeiros – Bechtel Project Manager
- Jerry Cotner – Posey County Area Planning Commission Executive Director
- Ed Batteiger – Posey County Building Commissioner
- Hank Doyle – Road Inspection
- Safety Moment
- Project Overview & Status

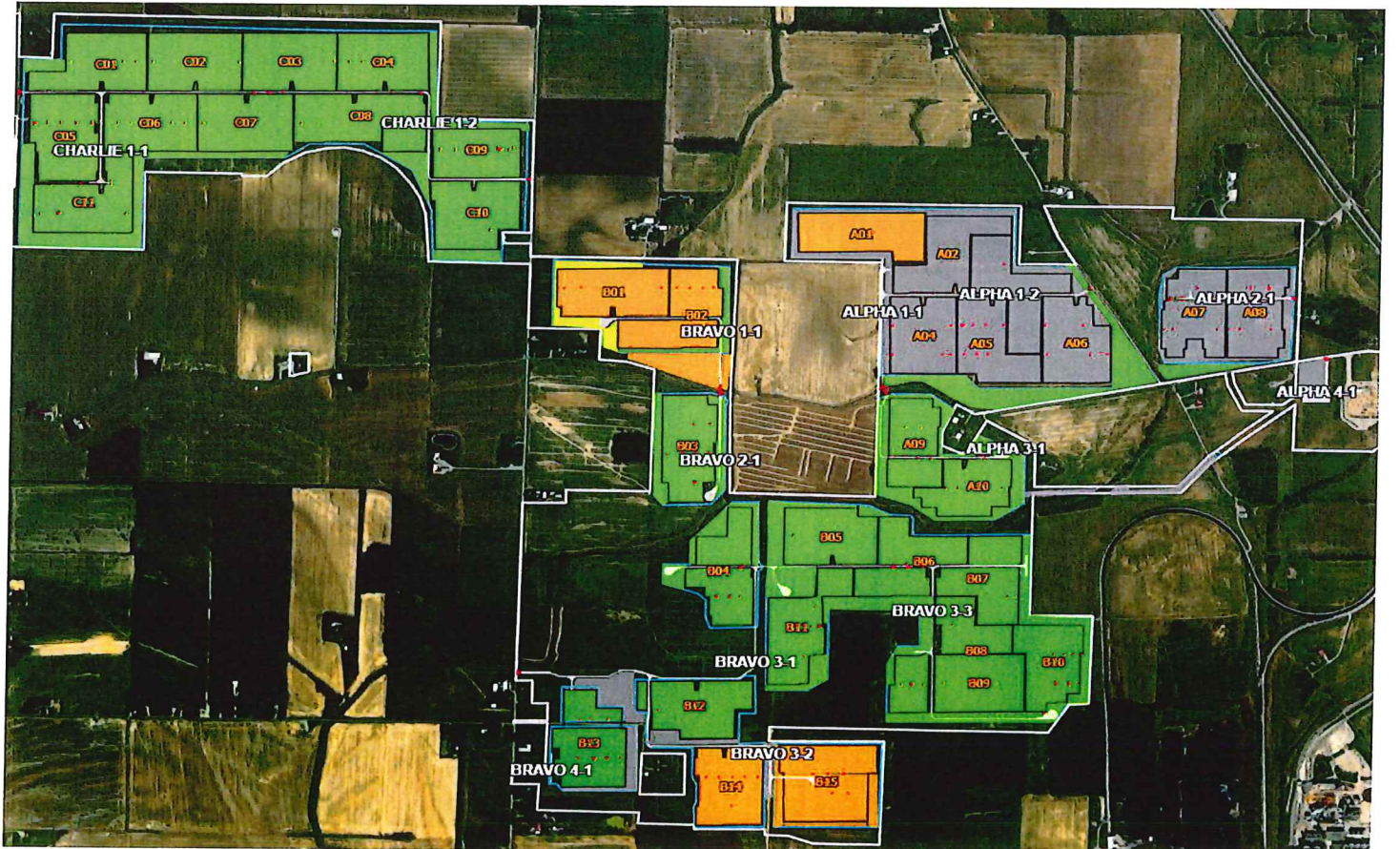
### I. Project Staffing Levels:

	Total Staff
Professional Staff	1
Craft Professionals (FTE)	11
Subcontractors	5
Total Project On-Site	17

- Final Cleanup and Demobilization activities continued
- Final seeding and preparation continued (**No Change due to Weather**)
  - Herbicide Complete 50 of 58 Blocks (87%)
  - Tillage Complete 50 of 58 Blocks (86%)
  - Seeding Complete 38 of 58 Blocks (66%)
- Continued with SWPPP maintenance
- Permits
  - N/A
- Road Use Agreement
  - n/a
- Community Relations
  - Incidents – None
  - Complaints – None

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

# Seeding



# Permits Issued - Improvement Location

Date From 5/1/2025 and Date To 5/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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**Imp Loc Cell Tower**

05/23/2025	ILP-25-217	1200 S Old Hwy 69 (Easement)	Imp Loc Cell Tower	65151850000700C 0	David Kutschbach - Crown Castle Fiber LLC	25.00	\$10,000
05/29/2025	ILP-25-221	117710 GRIMM LN, EVANSVILLE	Imp Loc Cell Tower	65063610000400C 0	Melissa White - Crown Castle	25.00	\$15,000

<b>Count</b>	<b>2</b>
<b>Fees</b>	<b>\$50.00</b>
<b>Valuation</b>	<b>\$25,000.00</b>

**Imp Loc Commercial Addition**

05/09/2025	ILP-25-207	2900 BLUFF RD, MT VERNON	Imp Loc Commercial Addition	65150940000660C 0	Jerrold Prather - Nutrien US LLC	25.00	\$2,100,000
05/16/2025	ILP-25-209	2501 BLUFF RD, MT VERNON	Imp Loc Commercial Addition	6515093000022601 0	Jerrold Prather - Nutrien US LLC	25.00	\$3,100,000

<b>Count</b>	<b>4</b>
<b>Fees</b>	<b>\$100.00</b>
<b>Valuation</b>	<b>\$5,225,000.00</b>

**Imp Loc Ground Sign**

05/19/2025	ILP-25-211	520 Main St., Mt. Vernon, IN 47620	Imp Loc Ground Sign	65270812102760C 0	Cindy Lewis - Signarama - Evansville	25.00	\$8,900
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<b>Count</b>	<b>5</b>
<b>Fees</b>	<b>\$125.00</b>
<b>Valuation</b>	<b>\$5,233,900.00</b>

**Imp Loc Residential Abovegrnd Pool, Spas, Hot Tubs**

# Permits Issued - Improvement Location

Date From 5/1/2025 and Date To 5/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
05/13/2025	ILP-25-208	7914 BOBERG RD, WADESVILLE	Imp Loc Residential Abovegrnd Pool, Spas, Hot Tubs	651305100004002 0	Gary Droegge - Gary Droegge	25.00	\$9,900
05/28/2025	ILP-25-219	5100 HARTMAN RD, MT VERNON	Imp Loc Residential Abovegrnd Pool, Spas, Hot Tubs	651334100005000 0	JESS HOBGOOD - Transfers By Jess	25.00	\$10,000

Count	7
Fees	\$175.00
Valuation	\$5,253,800.00

## Imp Loc Residential Accessory Structure

05/01/2025	ILP-25-203	5955 INDIAN MOUND RD, MT VERNON	Imp Loc Residential Accessory Structure	651235400014001 0	David Ailyn - David Ailyn	25.00	
05/02/2025	ILP-25-204	5495 INDUSTRIAL RD, MT VERNON	Imp Loc Residential Accessory Structure	651232200017000 0	aaron schmit - aaron schmit	25.00	\$12,000
05/09/2025	ILP-25-205	9119 COPPERLINE RD, MT VERNON	Imp Loc Residential Accessory Structure	651310300010001 0	Roger Roedel - Roger Roedel	25.00	
05/09/2025	ILP-25-206	8991 COX RD N, MT VERNON	Imp Loc Residential Accessory Structure	651614300024000 0	Sam Banks - Sam Banks	25.00	\$101,463
05/16/2025	ILP-25-210	4095 BENTHALL RD, MT VERNON	Imp Loc Residential Accessory Structure	651228200008000 0	Charles McPherson - Charles McPherson	25.00	\$7,355
05/20/2025	ILP-25-212	3621 MARY ANDERSON RD, WADESVILLE	Imp Loc Residential Accessory Structure	650616200003010 0	Greg Englert - Greg Englert	25.00	
05/22/2025	ILP-25-216	3000 JOHNSON RD, MT VERNON	Imp Loc Residential Accessory Structure	651210300005000 0	Sam Browning - Sam Browning	25.00	\$35,000

Count	14
Fees	\$350.00
Valuation	\$5,409,618.00

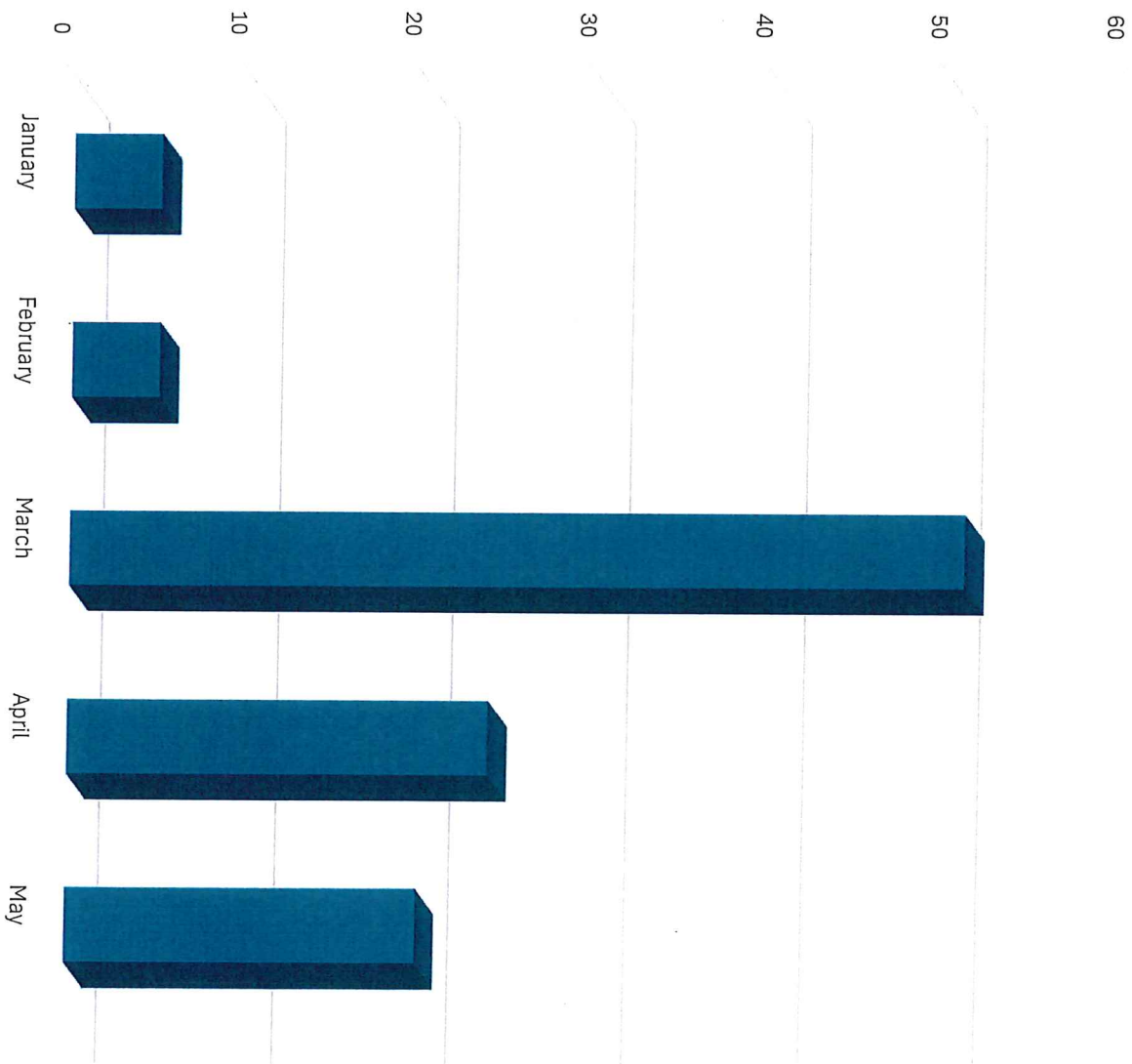
## Imp Loc Residential Fence

# Permits Issued - Improvement Location

Date From 5/1/2025 and Date To 5/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
05/20/2025	ILP-25-213	845 SMITH RD, MT VERNON	Imp Loc Residential Fence	65270721201200C 0	Tony Philipps - Tony Philipps	25.00	
05/27/2025	ILP-25-218	101 HOEHN DR, POSEVILLE	Imp Loc Residential Fence	652319100009017 0	Dylan Harrell - Dylan Harrell	25.00	\$3,800
							<b>Count</b> 16 <b>Fees</b> \$400.00 <b>Valuation</b> \$5,413,418.00
<b>Imp Loc Residential New Home</b>							
05/21/2025	ILP-25-214	5045 HAINES RD, WADESVILLE	Imp Loc Residential New Home	65072432000400C 960	Phil Williams - Williams and Esche	25.00	\$483,000
05/22/2025	ILP-25-215	7725 Joest Road	Imp Loc Residential New Home	65060890003500Z 1588	Dylan Elpers - Elpers Development, Inc.	25.00	\$1,200,000
05/29/2025	ILP-25-220	6350 St Phillips Road	Imp Loc Residential New Home	902	Bruce Martin - Bruce Martin	25.00	\$650,000
05/30/2025	ILP-25-222	5801 OLIVER SPRINGFIELD RD, WADES\	Imp Loc Residential New Home	65072540001600C 3052	Donnie Denton - Denton Homes Inc.	25.00	\$1,300,000
							<b>Count</b> 20 <b>Fees</b> \$500.00 <b>Valuation</b> \$9,046,418.00
							<b>Total Permits</b> 20 <b>Total Fees</b> \$500.00 <b>Total Valuation</b> \$9,046,418

permits issued



# construction costs

