

MINUTES

**POSEY COUNTY
BOARD OF ZONING APPEALS
REGULAR MEETING**

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

**JULY 10, 2025
5:00 P.M.**

MEMBERS PRESENT: Mr. Joe Marvel - Chairperson, Mr. Justin Schmitt, Mr. Jeff Hoehn, Mrs. Beth McFadin-Higgins- Attorney, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Ms. Kathy Yearwood-- Vice-Chairperson, Dr. Keith Spurgeon, Mr. Jerry Cotner, Executive Director

APPROVAL OF MINUTES FOR LAST REGULAR MEETING: Justin Schmitt made a motion in the affirmative to approve the minutes of the last regular meeting as emailed. Motion seconded by Jeff Hoehn. **Roll Call Vote (3-0). Yes. Motion Carried.**

Mr. Joe Marvel made a statement to the applicants that they could choose to table their application without penalty due to the Board of Zoning Board only having three members present.

Applicant chose to have their application heard on this date.

SPECIAL USE:

DOCKET NO: 25-03-SU-BZA
APPLICANT: Lee Ann Buchanan
OWNER: Lee Ann Buchanan
PREMISES: Lot 458 in Section "J" of the Charles E. Lawrence Subdivision, a subdivision location in the NW Quarter of Section 5, Township 7 South, Range 13 West in Black Township, Posey County, Indiana, containing 0.19 acres more or less. More commonly known as 312 Melody Ln., Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use for a 14' x 32' residential storage structure in an R-2 (Residential Two Family) Zoning District per Section 153.046 (B)(1) Use Unit 2 – Areawide Special Exception Uses and Section 153.147 (B)(14) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

Mr. Marvel confirmed no board members had any conflict of interest.

Mr. Marvel confirmed with Ms. Elmendorf that the applicant met all the requirements for notification per the statute.

Lee Ann Buchanan – 311 Sunset Dr., Mt. Vernon, IN, here to speak on behalf of the application.

No comments from the public.

Mr. Marvel confirmed with Ms. Elmendorf there were no emails, phone calls or letters.

Mr. Marvel opened the floor to the board for discussion or action.

Jeff Hoehn made a motion to approve docket 25-03-SU-BZA, motion was seconded by Justin Schmitt.

The Special Use Voting sheet was read by Ms. Elmendorf. **Roll Call Vote (3-0). Motion Carried.**

ADDITIONAL BUSINESS

None.

CITIZEN CONCERNS

None.

ADJOURNMENT

Justin Schmitt motioned to adjourn at 5:11 p.m., seconded by Jeff Schmitt. **Voice Call Vote (3-0). Yes. Motion Carried.**



Mr. Joe Marvel, BZA Chairperson



Mr. Jerry Cotner, Executive Director

**POSEY COUNTY
SPECIAL USE VOTING SHEET**

Posey County Board of Zoning Appeals
Report of Finding Fact

BZA NO: 25-03-SU-BZA
Owner: Lee Ann Buchanan

HAS THE APPLICANT PROVEN BY SUBSTANTIAL EVIDENCE THE FOLLOWING:

1. The Zoning Ordinance authorizes the Special Use. 153.046 B1

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

2. The proposed Special Use is essential or desirable to the public convenience and welfare.

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

3. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

4. Granting the proposed Special Use is consistent with the public interest/welfare and the Comprehensive Plan in regard to the location, size, use, that nature of intensity and of the operation and the site layout with relation to the existing or future traffic patterns.

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

5. The proposed Special Use will constitute an environment of sustained desirability and stability.

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

6. The proposed Special Use is in conformity and in harmony with the goals and objectives of the Comprehensive Plan.

Jeff Hoehn	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Kathy Yearwood	<input type="checkbox"/> YES	<input type="checkbox"/> NO*	<u>YES</u>	<u>NO*</u>
Justin Schmitt	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*	Joe Marvel	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO*		
Keith Spurgeon	<input type="checkbox"/> YES	<input type="checkbox"/> NO*					

