

**MINUTES**

**POSEY COUNTY  
AREA PLAN COMMISSION  
REGULAR MEETING**

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

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

**MEMBERS PRESENT:** Mr. Joe Marvel - President, Mr. John Gerton, Mrs. Stefani Miller, Mr. Randy Owens, Dr. Keith Spurgeon, 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, Mr. Greg Newman - Vice President, Mr. Randy Rankin, Mr. Dave Pearce

**APPROVAL OF MINUTES FROM LAST REGULAR MEETING:** Keith Spurgeon made a motion in the affirmative to approve the minutes of the last regular meeting as emailed, the motion was seconded by Randy Ownes. **Roll Call Vote (5-0). 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 Area Plan Commission only having five members present.

Mr. Joe Marvel made a request to move Docket # 2025-01-SECS-2-APC to be heard first. No objection.

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**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

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.

Walter Smith – 7566 Upper Meadow Rd., Newburgh, 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.

Randy Owens made motion for Preliminary Plan Approval of 2024-1-SECS-2-APC. Seconded by John Gerton. **Roll Call (5-0) Yes. Motion Passed.**

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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.

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.

Chris Cash – 2530 Nation Rd., 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.

John Gerton made a motion in the affirmative to recommend approval for the rezoning of 1 acre more or less from Ag (Agricultural) to R-1 (Residential Single Family). Stefani Miller seconded the motion. **Roll Call Vote (5-0). Yes. Motion Carried.**

Keith Spurgeon made a motion to adopt the Finding of Facts, seconded by Stefani Miller. **Roll Call Vote (5-0). Motion Passed.**

This is a recommendation to the Posey County Commissioners; their next meeting is August 19, 2025, at 9:00 am, anyone can come and voice their concern. The applicant needs to be present at this meeting.

**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.

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.

Chris Cash – 2530 Nation Rd., 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.

Motion was made by Stefani Miller for preliminary approval of Simpson Homestead Minor Subdivision Plat and to authorize the Executive Director to give final approval after 30 days have elapsed and contingent upon the County Commissioners rezoning approval of 1 acre to an R-1 Zoning District. The motion was seconded by John Gerton. **Roll Call Vote (5-0) Yes. Motion Carried.**

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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.

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.

Noah Nellis – 7600 Middle Mt. Vernon Rd., IN here to speak on behalf of the application.

Public Comment:

Robert Norman - 11632 Broadway, Evansville, IN concerned about increased truck traffic and discussed environmental waste that has been buried on the property.

Jerry Chastain - 7700 Darnell School Rd., Mt. Vernon is concerned about the use of the property if rezoned.

Michael Ellenburg - 11801 Broadway, Evansville, IN is concerned about increased noise and traffic and discussed environmental waste that has been buried on the property.

Noah Nellis addressed concerns and withdrew the application requesting to rezone to B-2 and have no outdoor storage.

Mr. Marvel stated that Mr. Nellis could reapply to rezone to B-2 and be heard on September 11, 2025, if he reapplies by end of day August 15, 2025.

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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.

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.

Payton Whoberry – 3240 Five Dollar Rd., Evansville, IN here to speak on behalf of the application.

Public Comment:

Darin & Christina Dugger - 1421 Lavon Dr., Evansville, IN opposed rezoning. Has concerns about water run-off issues, safety, and property values. Stated that Lavon Drive is a private drive and doesn't want to increase traffic.

James Horne - 11309 Bayview Ct., Evansville, IN stated that the culvert will eventually collapse on Lavon Dr.

Bob & Linda Reutter - 11317 Bayview Ct., Evansville, IN concerned about road conditions with increased traffic due to it not being maintained about the county. Stated that the area already has issues with a neighbor that runs a lawncare business.

Marilyn Glaser - 11328 Bayview Ct., Evansville, IN- Concerned about children safety with increase traffic and lawncare business issues.

Jewel Prather - 11424 Bayview Ct., Evansville, IN-concerned about increased wear and tear on private road. Stated that she wants a quiet family area and doesn't want added pollution and traffic.

Sandra Reising - 11424 Bayview Ct., Evansville, IN-concerned about water drainage issues and safety for children. Discussed that property is in awful condition.

Mr. Whoberry addressed concerns stating that he would assist with paying for road repair. He stated that he has been at the property during heavy rain and has tried to rectify some of the drainage issues and that some issues are not from his property. Mr. Whoberry stated that he will replace fence and will keep clients off Lavon Dr. He stated that he is improving the property and that he uses German Township water. Mr. Whoberry stated that he will complete light maintenance of the vehicles and outsource any mechanical work.

Mr. Marvel confirmed with Mr. Cotner there were emails and phone calls.

Mr. Marvel confirmed that all board members have reviewed all emails that were received by the Area Plan Commission office. Emails are entered into the record as Exhibits 1-11.

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

Discussion was had between the committee and questions to Mr. Whoberry.

Keith Spurgeon made a motion in the affirmative to recommend approval for the Rezoning from B-1 (Neighborhood Commercial) Zoning District to B-2 (Commercial General) with the stipulations that ingress/egress is from Copperline Road only, there is to be a barrier put up to prevent ingress/egress from Lavon Drive, replace privacy fence abutting the North property, there may only be 8 cars on the lot at one time, excluding owner and patron vehicles, and when business is closed cars are to be stored inside or in the enclosed area behind building. Randy Owens seconded the motion. **Roll Call Vote (5-0). Yes. Motion Carried.**

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**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.

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.

Justin Collins – 113 S., Cale St., Poseyville, IN 47620, 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.

No members had any additional comments on Finding of Facts.

Keith Spurgeon motioned to approve the Finding of Facts seconded by John Gerton. **Roll Call Vote (5-0), Yes. Motion**

A motion was made by Stefani Miller to approve the Site Development Plan, contingent upon the State Design Release, motion seconded by John Gerton. **Roll Call Vote (5-0), Yes. Motion Carried.**

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**COMPLAINTS - TABLED:**

2001 Stierley Rd., Wadesville (Donaldson & Sapp)

Mathew Donaldson - 2001 Stierley Rd., here to speak about the complaint. Stated that he has disconnected from sewer and is attempting to sell property. Stated that he should only be required to address the initial complaint of property line. Mr. Trent VanHaften to review.

Stefani Miller motioned to table the complaint at 2001 Stierley Rd., Wadesville for one month to give the owner more time to sell property, seconded by John Gerton. **Roll Call Vote (5-0) Yes. Motion Carried.**

**COMPLAINTS NEW**

223 W. 9<sup>th</sup> St., MV (Sharygin)- Mr. Jerry Cotner stated this complaint was resolved before meeting date.

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

Mr. Jerry Cotner gave an update on the complaint.

Randy Owens made motion for Mr. Trent VanHaften to send letter requesting the owner/tenet to call the Area Plan Commission office or come to the meeting on September 11, 2025, resolve the complaint at 348 W. 9<sup>th</sup> St., Mt. Vernon, IN, motion seconded by Stefani Miller. **Roll Call Vote (5-0) Yes. Motion Carried.**

**DIRECTOR'S REPORT**

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

Mr. Joe Marvel gave UDO update.

**APPROVAL OF PAYROLL AND BILLS**

John Gerton made a motion to approve payroll, and bills go June and July, seconded by Keith Spurgeon. **Motion Carried.**

**REPORT OF COLLECTIONS**

A motion was made in the affirmative for both June and July by Randy Owens and seconded by Keith Spurgeon to approve collections. **Motion Carried.**

**CITIZEN CONCERNS**

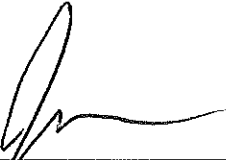
None.

**OTHER BUSINESS**

None.

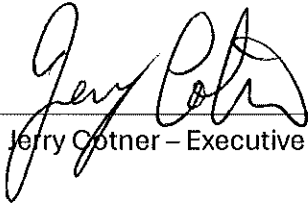
**ADJOURNMENT**

Keith Spurgeon made a motion to adjourn the meeting at 8:46 p.m. The motion was seconded by Stefani Miller. **Motion Carried.**



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Mr. Joe Marvel – President



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Mr. Jerry Cotner – Executive Director

FINDINGS OF FACT  
POSEY STORAGE, LLC  
BUILDING ADDITION

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I, Keith, make a motion in the findings of fact be made as follows

1. Development is compatible with surrounding land use. Zoning of this property is M-2 and is compatible with surrounding land use. Existing facility.
2. Water, sewer, and other utilities are available – No drainage changes, using existing.
3. The design and location of the entrance and streets are favorable to health, safety, convenience and are harmonious to the development and adjacent developments. Nothing is changing on the site with the existing traffic flow. Very minimal impact.
4. The plan meets the setback requirements for the M-2 District.
5. The plan meets the building coverage requirements for the M-2 District.
6. The plan meets building separation.
7. The plan meets vehicle and pedestrian circulation. No changes to vehicle circulation.
8. The plan meets parking requirements. Not applicable.
9. Landscaping. Not applicable.
10. Building Specs 55' x 185' x 16' Pole barn, match existing structures.
11. Signage. No signage.
12. Recreation space - Not Applicable.
13. The plan meets outdoor lighting requirements.
14. The development is in conformance with the Zoning Ordinance for the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County Zoning Ordinance and with the Posey County Comprehensive Plan.

Motion seconded by: John

Adopted by Posey County Area Plan Commission

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President, Posey County Area Plan Commission

8/14/25  
Date

July 7, 2025

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Staff Comments: The property is being petitioned to be rezoned from A (Agricultural) to R-1 (Residential) contains 1 acre more or less (1 lot containing 1 acre). The property is located at 4505 Breeze Rd., Mt. Vernon, IN 47620. Property abutting this site is owned by the following:

1. Karen S. Upshaw Etal, 3195 Nation Rd., Mt. Vernon, IN 47620
2. Michael D. Blackburn, 3139 Blackford Rd., Mt. Vernon, IN 47620
3. Lisa R. & Ricky J. Renschler, 2910 Nation Rd., Mt. Vernon, IN 47620
4. Mark W. Rheinhardt, 8655 Barter Rd., Mt. Vernon, IN 47620
5. Bonnie Lynn Rheinhardt, 4750 Breeze Rd., Mt. Vernon, IN 47620
6. Brent S. Knight Etal, 3561 E. Blackford Rd., Mt. Vernon, IN 47620
7. Carolyn A. Stevens, 4630 Blackford Rd. N., Mt. Vernon, IN 47620
8. Francis Kent & Lisa Diane Loehr, 4640 Blackford Rd. N., Mt. Vernon, IN 47620
9. Herschel E. Gottman, 3355 Nation Rd., Mt. Vernon, IN 47620
10. Allyn Land Company LP, 5101 Lamont Rd., Mt. Vernon, IN 47620

Abutting properties are zoned A (Agricultural). Current land use is Residential and Agricultural. The owner is proposing to rezone 1 acre more or less to R-1 (Residential Single Family). The uses adjacent to the proposed rezoning are as follows: Agricultural and Residential.

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

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PROPOSED FINDINGS OF FACT  
ON DOCKET NO: 25-04-RE-APC  
PETITION TO REZONE: Fred Kuester, Engineer & Land Surveyor  
OWNER: R & R Simpson Family Farms, 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.

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**2. Responsible development and growth.**

The Commission finds that the proposal WOULD/WOULD NOT be consistent with development and growth.

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**3. Comprehensive Plan.**

The Commission finds that the proposal WOULD/WOULD NOT address the goals of the Comprehensive Plan.

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**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.

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**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.

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Motion made to adopt the foregoing findings of fact by:

\_\_\_\_\_ *Keith*

Motion seconded by:

*Stephanie*

Adopted by Posey County Area Plan Commission

President: \_\_\_\_\_

Date: 8/15/25

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August 15, 2025

Staff Comments: The property being petitioned to be rezoned B-1 (Neighborhood Commercial) Zoning District to a B-2 (Commercial General) Zoning District. Containing .4790 acres more or less. The property is located at 11301 E Copperline Rd., Evansville, IN. Property abutting this site is owned by the following:

1. James D. & Christina M. Dugger, 1421 N Lavon Dr., Evansville, IN 47712
2. MSJL Properties LLC, 3201 Hillcrest Ter, Evansville, IN 47712
3. Randy L. Muth, 11311 Copperline Rd., Evansville, IN 47712
4. Jamon Tapp & Sarah Wargel, 1500 S. Lavon Dr., Evansville, IN 47712
5. Justin D. Esche, 11220 Copperline Rd., Evansville, IN 47712

Abutting properties are zoned R-1 (Residential Single-Family), A (Agricultural) and B-2 (Commercial General). The owners are proposing to rezone the property to B-2 (Commercial General). The owners are proposing to use the property for a Used Car Lot. The uses adjacent to the proposed rezoning are as follows: Residential.

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

PROPOSED FINDINGS OF FACT  
ON DOCKET NO: 25-06-RE-APC  
PETITION TO REZONE: Payton Whoberry  
OWNER: Payton Whoberry

COPY

**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.

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**2. Responsible development and growth.**

The Commission finds that the proposal WOULD/ WOULD NOT be consistent with development and growth.

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**3. Comprehensive Plan.**

The Commission finds that the proposal WOULD/ WOULD NOT address the goals of the Comprehensive Plan.

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**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. *in adverse*

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*Believer*

**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.

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*Randy - Already zoned for business*

Motion made to adopt the foregoing findings of fact by:

Keith Spurgeon

Motion seconded by:

Randy Owens

Adopted by Posey County Area Plan Commission

President: \_\_\_\_\_

Date: 8/14/15

**From:** Greg Newman  
**Sent:** Thursday, August 7, 2025 3:53 PM  
**To:** Jerry Cotner; Taylor Elmendorf; Savannah Axley  
**Subject:** Fw: [EXTERNAL] Docket 25-06-RE-APC Payton Whoberry rezoning

Hi all,

I responded to her and told her about the 8/14 meeting. I encouraged her to attend to voice any opposition or contact the office to record opposition if she is unable to attend the APC meeting.

Just passing this along in case she doesn't contact you.

Thanks,

Greg.

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**From:** christy Dugger <dugger.christy@yahoo.com>  
**Sent:** Thursday, August 7, 2025 1:37 PM  
**To:** Greg Newman <greg.newman@poseycountyin.gov>  
**Subject:** [EXTERNAL] Docket 25-06-RE-APC Payton Whoberry rezoning

**Caution:** This is an external email. Please take care when actioning anything within this email.

Good afternoon Mr Newman my name is Christina Dugger I live at 1421 North Lavon Dr Evansville IN. And have lived here for 15 years. My property lies directly behind and joins the property at 11301 E Copperline Rd. I was made aware of the plan for a car lot to be placed at the corner of North Lavon Dr and Copperline. As you maybe aware this property at one time was a carwash, and then became a residence. At that time Charles Oldham lived there he had it zoned for cars but at no time did he ever have a car lot.

I have several concerns about this property housing a car lot, all of which I have listed below:

1. My well lies 10 feet from his property line and in fact our lots join one another. What kind of precautions from an EPA standpoint will be in place to prevent oil and anifreeze from leaking into my yard and ultimately into my well.
2. There is an oil and water separator located in the front part of that property where the car wash was installed. As per the previous owner Charles Oldham that was never maintained or dug up and disposed of property. Has the EPA been notified of this and if so what measures are being taken to ensure that there is no problems arising from that.

3. Placing this car lot in a residential neighborhood will bring unwanted patrons to the neighborhood that do not have good intentions. What measures are being taken to prevent an increase in crime in our community.
4. The value of our property will decline in our neighborhood yet our property taxes will increase or remain the same.
5. According to the state Lavon Dr is a private road and is not maintained by the county and it is a residential neighborhood and we are responsible for the upkeep of this road. With that said, what restrictions and what laws will be placed on this business according to Indiana Code Title 9 Article 21 Chapter 16. As well as have all neighbors given permission for this establishment since it is a private road.
6. The flooding that occurs from the ditch line in the front of the property extending behind my property with a large downpour of rain does flood from that property onto mine. What measures will be taken by the owner to ensure that this is corrected and maintained as to avoid any chemicals from that property ending up on my property.
7. When patrons come to look at a vehicle where will they be parking? North Lavon Dr is labeled as a private road we don't have to grant access for parking.

I do realize that this doesn't go to the Board of Commissioners until 8/19. But I have surgery in Indy that day. I hope you do consider my concerns and worries. Please feel free to reach out to me.

Christina Dugger  
812-781-2314

[Sent from Yahoo Mail for iPhone](#)

**From:** James Horne <horne.james7276@yahoo.com>  
**Sent:** Tuesday, August 12, 2025 9:09 PM  
**To:** Posey County Area Plan Commission; hornejames@sealcorpusa.com  
**Subject:** [EXTERNAL] rezoning , Docket No: 25-06-RE-APC

**Caution:** This is an external email. Please take care when actioning anything within this email.

Area Plan,

I oppose the petition of rezoning this property for the following reasons.

- 1 increase in traffic
- 2 roads are narrow
- 3 N. Lavon Dr. and Bayview Ct. are private roads
- 4 The intersection of Copperline Rd. and N. Lavon Dr. is slowly collapsing so the increase in traffic will not help this issue

Kind regards  
James Horne  
812 204 4343

To Whom It May Concern

8-12-2025

Our names are Sandra Keith and Sandra Reising, and we reside at 11424 Bayview Court and we have lived here for 40 years. We are writing to express our strong opposition to any zoning change that would permit a used auto sales lot at the corner of 11301 Copperline Road and N. Lavon Drive.

First and foremost, N. Lavon Drive is a private road, maintained entirely by the residents who live along it, including us. Any additional traffic from customers, delivery trucks, or vehicle transport haulers turning off N. Copperline Road would place an undue burden on our neighborhood. The increased wear and tear would significantly accelerate the need for repairs, which are funded solely by the property owners, not the city and or county.

We are also deeply concerned about safety. Our neighborhood is home to many children, and school buses regularly travel both N. Copperline Road and N. Lavon Drive. Increased commercial traffic, especially larger vehicles, raises the risk of accidents. N. Lavon Dr is has no turn arounds and should not have any heavy trucks accessing our road that we pay for. In the event the city or county wants to maintain N Levon Dr and Bayview Ct, we would expect these roads to be paved and proper signage posted throughout. Blind spots, narrow roadways, and the lack of sidewalks make pedestrian safety a real concern.

There has been no significant change in our neighborhood to allow for a zoning change. The zoning for this property has been zoned B-1 for 40 years are more and we see no need for a change.

In addition, the nature of a used auto sales lot introduces noise pollution from increased vehicle movement, potential loudspeaker use, and maintenance activities. Light pollution from security lighting or display lighting could disrupt the quiet residential atmosphere, especially for homes directly nearby.

There is also the risk of environmental impact. Automotive businesses often involve fluids such as oil, gasoline, and cleaning chemicals. Any spills or improper disposal could harm the surrounding land and water runoff areas.

From a property value perspective, commercial developments of this kind can negatively impact surrounding residential home values. Many residents have invested heavily in their homes with the expectation of maintaining a quiet, safe, and family-friendly environment.

Finally, approving such a zoning change would set a dangerous precedent for additional commercial encroachment into our neighborhood. Once this type of development is allowed, it becomes much harder to prevent other businesses from moving into the area, further eroding the residential character of our community.

For all of these reasons, road maintenance concerns, safety hazards, noise and light pollution, environmental risks, property value impacts, and the precedent it would set, we respectfully urge you to deny any proposed zoning change that would allow a used auto sales lot at this location.

Keith and Sandra Reising

**From:** April Peterson <april.peterson2020@yahoo.com>  
**Sent:** Tuesday, August 12, 2025 5:38 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Complaint against rezoning property 11301 Copperline Rd. Evansville IN, 47712

**Caution:** This is an external email. Please take care when actioning anything within this email.

August 12, 2025

Timothy & April Peterson (Neighbor to property)  
11316 Bayview Ct.  
Evansville IN, 47712

**RE: Petition Complaint to rezone property located at 11301 Copperline Rd.**

Posey County Area Plan Commission,

The intent of this letter is to voice a complaint against allowing the applicant Payton Whoberry, to rezone the property located at 11301 Copperline Rd. Evansville, IN 47712 for commercial use of a used car lot. Allowing the applicant to follow through with this rezoning would be a irresponsible decision. Below I will list a few of the reasons why you should consider NOT allowing this rezoning.

1.
  1. We live on a connecting private road that has one way in and one way out. The county does not maintain this private road. Allowing this to happen would deteriorate our roads even more by allowing the extra traffic flow.
  2. Allowing this rezoning would be an encroachment of our peaceful, quiet neighborhood, and would compromising the comfort and safety for our children. There are several families with young children on our road, including my own. Many of these children ride their bikes or walk on our road. Allowing more traffic and encouraging outsiders to visit the area compromises our kids' safety, and compromises parental comfort of letting our children play outside. As law makers you have been entrusted with the responsibility of ensuring the safety of our children.
  3. Rezoning would diminish our and our neighbors' property value. People come to Posey County and live in the country to get away from the hustle of town. Allowing the applicant to rezone as a used car lot will decrease our home value.

We respectfully request your careful consideration against rezoning this property.

Thank you,

Sincerely,

Timothy & April Peterson

Taylor Elmendorf

Exhibits

**From:** Melissa Effinger <cruzcarlee09@gmail.com>  
**Sent:** Wednesday, August 13, 2025 10:48 AM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Docket no 25-06-re-apc

**Caution:** This is an external email. Please take care when actioning anything within this email.

Hello, I'm emailing you today regarding a plan for a used car lot on Copperline and Lavon rds. I'm AGAINST this happening. We live on a dead end PRIVATE ROAD that the county does not take care of. We do not want the extra traffic this will cause. We have kids that play in the roads and pets that roam 2 play w other pets. In other words we do put leashes on our pets. We moved to the country 2 get away from things like this. This will cause our property value 2 go down. We feel this is OUR neighborhood and we don't want this business in our neighborhood.

Thanks

Melissa Effinger

Taylor Elmendorf

Exhibit 6

**From:** rapid1@evansville.net  
**Sent:** Wednesday, August 13, 2025 12:30 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Rezoning of 11301 E. Copperline, 47712 Docket No. 25-06-RE-APC

**Caution:** This is an external email. Please take care when actioning anything within this email.

Gentlemen: I received information about the proposed rezoning request to open a used car lot on the aforementioned address. I have serious misgivings about such a business at that location.

We moved out here (11317 Bayview Ct.) in August of 1977. During that time we have seen many ups and downs in our neighborhood. One of the major issues is ingress and egress to our short road. The county has told us on multiple occasions that our two roads (North Lavon and Bayview Ct.) are private and the county has no obligation to help maintain them. The culvert at the entrance to our 2 roads is deteriorating and might collapse at any time. It is more than passingly likely that people looking at a used car would take our roads to 'test drive' them before purchase. The extra traffic would hasten the decline of our road. 30 years ago, about half our neighbors contributed to a project to have our roads chip and sealed. Since that time some of those same neighbors have contributed bi-annually to purchase tar and sand to patch our only access to our homes.

We already have extra traffic due to a commercial lawn care business operating out of the residence at 1341 N. Lavon Drive. The operators of this business apparently cannot turn their trailers around so they drive all the way to the circle at the top of Bayview Ct. hauling large trailers full of lawn care equipment. Despite repeated requests, they do not feel the need to contribute to the care of our roads. They also park a line of cars and trucks along N. Lavon making it more difficult for school busses and trash trucks to navigate.

Yet another business operating on our roads would further weaken them. Unless the county would like to take over our roads, pave them and provide maintenance, I respectfully request that you deny this application.

**Bob and Linda Reutter**  
**11317 Bayview Ct.**  
**Evansville, IN 47712-8882**  
**rapid1@evansville.net**

Taylor Elmendorf

Exhibit 7

**From:** David Glaser <poobear4344@yahoo.com>  
**Sent:** Wednesday, August 13, 2025 10:43 AM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Petition Complaint to redone property located at 11301 Copperline Road

Caution: This is an external email. Please take care when actioning anything within this email.

Dear Area Plan Commission,

I am writing to you today in response to Payton Whoberry's application to rezone property at 11301 Copperline Road, Evansville, Indiana 47712 to a car lot. We, as a family of four, are strongly AGAINST/OPPOSE this proposal for the following reasons:

Safety - for #1 our children!

We have alot of children, and adults that walk, ride their bikes and play in this area and they should be allowed to safely. And families that walk their dogs.

This is a private road which is our Subdivision that connects to Copperline along Lavon and Bayview Court. There is one way in and one way out.

This is our neighborhood, our homes. Most of us have lived in this Subdivision for 30, 40, 50 or more years. There is no need to put this in our neighborhood.

We have School busses that pickup and drop off kids everyday at the end where they are wanting to put this car lot in. This is not safe for anyone, let alone and most importantly OUR CHILDREN!

EMERGENCY VEHICLES....there cannot be cars or potential customers blocking the entrance to our Subdivision in cases of emergencies or for our residents.

Having this just would decrease our property values and that is not fair to any of us.

Thank you for taking the time to consider voting NO on rezoning for a car lot.

Sincerely,

Glaser Family

Yahoo Mail: Search, Organize, Conquer

<[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmail.onelink.me%2f107872968%3fpid%3dnativeplacement%26c%3dUS\\_Acquisition\\_YMktg\\_315\\_SearchOrgConquer\\_EmailSignature%26af\\_sub1%3dAcquisition%26af\\_sub2%3dUS\\_YMktg%26af\\_sub3%3d%26af\\_sub4%3d100002039%26af\\_sub5%3dC01\\_Email\\_Static\\_%26af\\_ios\\_store\\_cpp%3d0c38e4b0-a27e-40f9-a211-f4e2de32ab91%26af\\_android\\_url%3dhttps%3a%2f%2fplay.google.com%2fstore%2fapps%2fdetails%3fid%3dcom.yahoo.mobile.client.android.mail%26listing%3dsearch\\_organize\\_conquer&c=E,1,y-vCWlKMu-gJXDALuLPolOTiO7lp6iwJdJ2tI1qrrhNbpx2jVMaZXJ63uXHhjORZBKp2CRYTXsvrWV\\_yoYNjt7CuiGpKQ2Ccis7wQnWI3AY,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmail.onelink.me%2f107872968%3fpid%3dnativeplacement%26c%3dUS_Acquisition_YMktg_315_SearchOrgConquer_EmailSignature%26af_sub1%3dAcquisition%26af_sub2%3dUS_YMktg%26af_sub3%3d%26af_sub4%3d100002039%26af_sub5%3dC01_Email_Static_%26af_ios_store_cpp%3d0c38e4b0-a27e-40f9-a211-f4e2de32ab91%26af_android_url%3dhttps%3a%2f%2fplay.google.com%2fstore%2fapps%2fdetails%3fid%3dcom.yahoo.mobile.client.android.mail%26listing%3dsearch_organize_conquer&c=E,1,y-vCWlKMu-gJXDALuLPolOTiO7lp6iwJdJ2tI1qrrhNbpx2jVMaZXJ63uXHhjORZBKp2CRYTXsvrWV_yoYNjt7CuiGpKQ2Ccis7wQnWI3AY,&typo=1)>

Taylor Elmendorf

Exhibit 8

**From:** Vickie Knowlden <vklcsw@gmail.com>  
**Sent:** Wednesday, August 13, 2025 4:53 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Regarding Petition to rezone property at 11301 E. Copperline Rd 47712

**Caution:** This is an external email. Please take care when actioning anything within this email.

I received notice about a public hearing to be held regarding rezoning this property for commercial for use as a car lot.  
We have lived in this neighborhood for over 35 years and don't want to see another business at the end of N. Lavon Drive....  
The existing one already has cars in the lot behind the facility that are piling up....  
This is not a good idea. My husband and I are against this rezoning if our opinion counts for anything.  
We also would like to see the county take over maintaining the road on N. Lavon Drive...why is it referred to as a private drive when S. Lavon is the same and the county keeps it up?  
It is deteriorating rapidly and the folks(including us) who have always tried to maintain it every year are getting older and not able to do this any longer...  
If you wish to discuss this with me you can call me at the number below.  
The school buses will not be able to come down here too much longer if it is not maintained....  
Thanks

--  
Vickie Knowlden, LCSW  
1309 N. Lavon Drive  
Evansville, IN 47712  
(812) 483-2364

**From:** Michael Cole <michaelcole428@gmail.com>  
**Sent:** Thursday, August 14, 2025 12:23 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Used car lot copper line Road

**Caution:** This is an external email. Please take care when actioning anything within this email.

I'm a concerned Neighbor On Bayview back off of Lavon. I am opposed to use Corot being at the entrance to my neighborhood. I did not move to county to look at a car lot every day. I have not talked to one neighbor back here that does want this. Our Neighborhood is very kid and pet friendly. A used car lot means test drive up and down are dead in the road. On top of that are two roads back there are not by the county, which means you guys do not take care of or maintain anything back there. Even though we have paved the road to County standards you guys won't pick it up. That talks for another day. I urge you please listen to the surrounding neighbors No one in that neighborhood wants at a used car lot at the entrance to our neighborhood.

Michael L. Cole

**From:** Jewel Prather <reisingjewel@yahoo.com>  
**Sent:** Thursday, August 14, 2025 1:03 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] 11301 E Copperline Road

**Caution:** This is an external email. Please take care when actioning anything within this email.

To whom it may concern,

My name is Jewel Prather and I live at 11424 Bayview Court. I turn onto N Lavon to get to my house, and it is the only way in or out from my house. My parents have lived here nearly 40 years. My husband and I bought the house from my parents a few years back. It is my home.

Here are some of the reasons I am strongly against this address becoming commercial:

- N Lavon and Bayview is a private road, all road work is completed by the residents that live in this neighborhood not by county. The extra wear and tear would heavily damage the road we paid to put in and pay to maintain.
- Copperline Road is too narrow to support additional traffic.
- Copperline Road traffic has a lot of speeding and the intersection is hard to pull out on because of it adding more traffic would be dangerous.
- Residents live out here to be away from commercial enterprises.
- This is a rural area not urban.
- A commercial enterprise would bring excessive noise, pollution and waste and trash.
- Residents/neighbors don't want additional taxes.
- Residents property value would decrease.
- Residents want to live in a neighborhood we don't want to live in a commercial area.
- Extra traffic and people from making it commercial would not be safe for children who live in the neighborhood or for the North Posey bus service that drives through.
- Is there even enough fire protection to have a commercial business there?

We bought this house to raise our children here because it is a quiet, safe and rural area. If the address 11301 E Copperline Road becomes commercial it will take away the quiet and the safety. St. Philip community would not benefit from having a small used auto sales at this address. We strongly do not think the address should be changed from residential to commercial. Thank you for your time in reading this email, I appreciate it.

God Bless,  
Jewel Prather

Sent from my iPhone

**From:** nathaniel prather <prathernathaniel@yahoo.com>  
**Sent:** Thursday, August 14, 2025 1:15 PM  
**To:** Posey County Area Plan Commission  
**Subject:** [EXTERNAL] Potential rezoning of 11301 E Copperline Rd

**Caution:** This is an external email. Please take care when actioning anything within this email.

I'm sending this email in opposition of the rezoning and the lot at this address being used as a used car lot. The address in question is at the corner of E Copperline rd and Lavon Dr. I live in the neighborhood that Lavon drive leads to. Lavon Dr and Bayview Ct are privately-owned roads and are kept by the residents of the neighborhood and not by state, city, or county road crews. The added traffic by both customers and the vehicles being delivered by flat bed would put an unneeded burden on both the road way that we pay for and seeing how it is a narrow entrance, on the entering and exiting of our neighborhood. The entrance to our road is also a small bridge over a ditch along Copperline road and that would be a costly repair if something were to happen to it. The car lot would also introduce unneeded and unwanted light pollution as the lot would have to have extra lighting for security of the cars at night. This IS a neighborhood after all and we would like to keep it quiet, safe, and child friendly. There is a large possibility that trucks and other vehicles associated with the car lot would need a place to turn around to leave and we do not want them using our road to do so. We have many children in the neighborhood and that would decrease the safety for our children. This would also decrease property values in the neighborhood, causing even more financial loss to those of us that actually live here. On the same side of Copperline just on the other side of Lavon is a newly established auto body shop that I'm not sure is even zoned correctly, but is causing issues with unwanted and ugly junk cars sitting all around the property, extra traffic, and trouble getting in and out of the neighborhood. There is a lawn company further up Lavon that is an ugly and unwanted eyesore who parks large trucks on our narrow road which would slow emergency vehicles from reaching the rest of the houses. I moved from Vanderburgh County a few years ago to purchase my in laws home and have always loved the quietness and community that Posey County has had to offer. My in laws have lived in this neighborhood a very long time and I've been a part of it for over 15 years and this carlot would be the worst thing ive seen happen yet. Please see things from the neighborhoods side of things and vote no to rezoning this property to a commercial lot status that would allow a used car lot and add unwanted ugliness to the entrance of a very quiet and modest neighborhood.

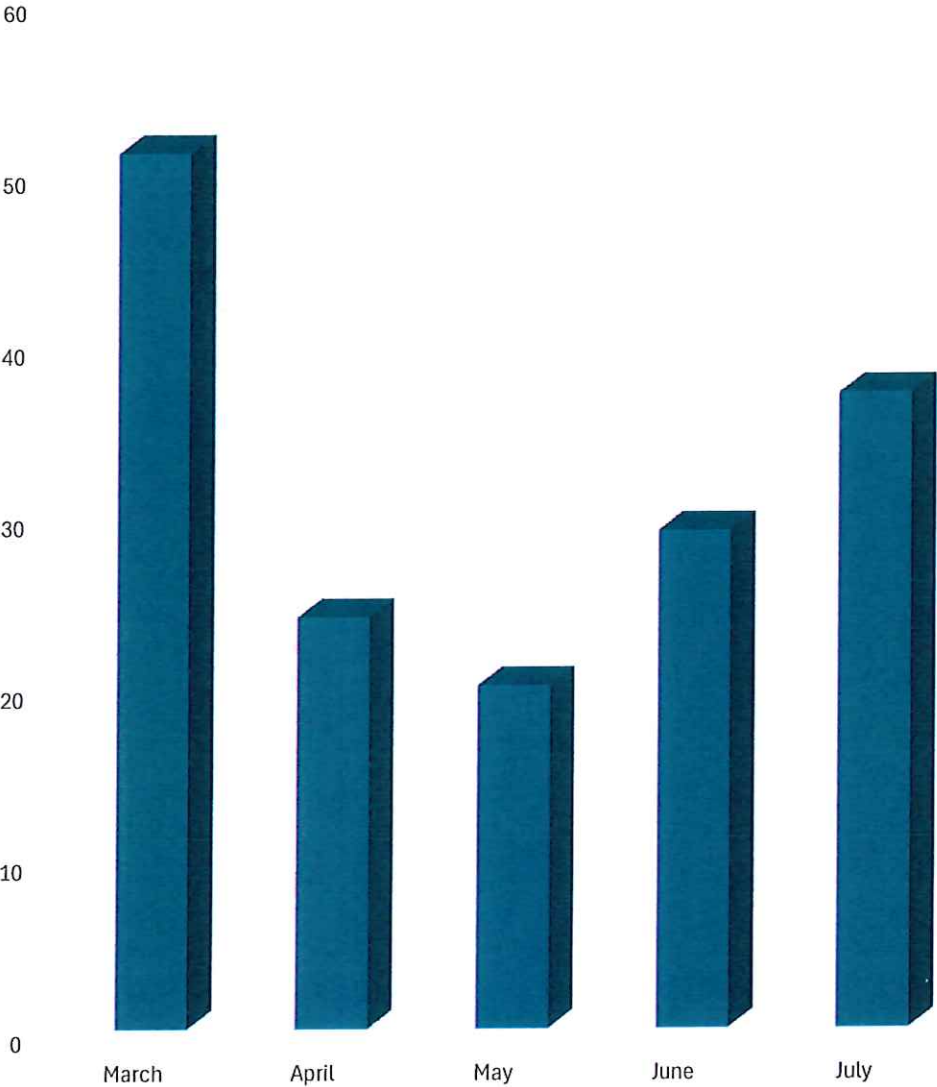
[Yahoo Mail: Search, Organize, Conquer](#)



# **Executive Directors Report**

*14 August 2025*

permits issued



# Permits Issued - Improvement Location

Date From 6/1/2025 and Date To 6/30/2025

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

06/29/2025	ILP-25-244	2501 BLUFF RD, MT VERNON	Imp Loc Commercial Addition	651509300022601	Jerrold Prather - Nutrien US LLC	25.00	\$3,000,000
						0	

	<b>Count</b>	<b>1</b>
	<b>Fees</b>	<b>\$25.00</b>
	<b>Valuation</b>	<b>\$3,000,000.00</b>

**Imp Loc Commercial New Building**

06/10/2025	ILP-25-228	Farmersville Elementary School	Imp Loc Commercial New Building	651229200004600	Ryan Sermersheim - Hinderliter Construction	25.00	\$60,000
						0	
06/20/2025	ILP-25-243	733 E 4TH ST, MT VERNON	Imp Loc Commercial New Building	6627092200055000	Tiffany Jarvis - Tiffany Jarvis	25.00	

	<b>Count</b>	<b>3</b>
	<b>Fees</b>	<b>\$75.00</b>
	<b>Valuation</b>	<b>\$3,060,000.00</b>

**Imp Loc Ground Sign**

06/10/2025	ILP-25-230	519 E 4TH ST, MT VERNON	Imp Loc Ground Sign	662708114024000	Kevin Matznick - SLADE Print	25.00	\$1,086
						0	

	<b>Count</b>	<b>4</b>
	<b>Fees</b>	<b>\$100.00</b>
	<b>Valuation</b>	<b>\$3,061,086.00</b>

**Imp Loc New Mobile Home**

06/09/2025	ILP-25-224	6980 SPRINGFIELD RD, WADESVILLE	Imp Loc New Mobile Home		Justin Calvert - Justin Calvert	25.00	
						0	

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Date From 6/1/2025 and Date To 6/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
06/23/2025	ILP-25-245	104 BIG PINE DR, EVANSVILLE	Imp Loc New Mobile Home	65141270005600C 0	ELLEN MILBURN - CHAMPION HOME BUILDERS, INC	25.00	\$43,000
06/23/2025	ILP-25-246	210 DEER RUN, EVANSVILLE	Imp Loc New Mobile Home	65141270005600C 0	ELLEN MILBURN - CHAMPION HOME BUILDERS, INC	25.00	\$43,000
<b>Imp Loc Residential Accessory Structure</b>							
06/06/2025	ILP-25-225	7150 UPTON RD, MT VERNON	Imp Loc Residential Accessory Structure	65161220000700C 0	Brian Sims - Brian Sims	25.00	
06/09/2025	ILP-25-226	205 E FLETCHALL AVE, POSEYVILLE	Imp Loc Residential Accessory Structure	65231734002300C 0	Samuel Crofts - Samuel Crofts	25.00	
06/11/2025	ILP-25-232	3701 MARY ANDERSON RD, WADESVILLE	Imp Loc Residential Accessory Structure	65061620000301C 0	Carrie Embry - Carrie Embry	25.00	
06/12/2025	ILP-25-234	10643 GREENLEAF DR, EVANSVILLE	Imp Loc Residential Accessory Structure	65131143001000C 0	Jeffrey Raber - Jeffrey Raber	25.00	
06/13/2025	ILP-25-235	7255 HERITAGE DR, MT VERNON	Imp Loc Residential Accessory Structure	65161220001302C 0	George Theodosis - George Theodosis	25.00	
06/18/2025	ILP-25-241	6208 GISH RD, POSEYVILLE	Imp Loc Residential Accessory Structure	65053530000800C 0	Donnie Blankenberger - Donnie Blankenberger	25.00	
06/19/2025	ILP-25-242	1705 STATE ROAD 69, NEW HARMONY	Imp Loc Residential Accessory Structure	65082510000300C 0	David Cox - David Cox	25.00	
06/27/2025	ILP-25-249	3925 SAILER RD, MT VERNON	Imp Loc Residential Accessory Structure	651223300004100Z 0	Tim Jourdan - Tim Jourdan	25.00	
06/30/2025	ILP-25-251	9691 S OLIVIA DR, WADESVILLE	Imp Loc Residential Accessory Structure	65062710101000C 0	Dylan Coomes - Dylan Coomes	25.00	

**Count** 7  
**Fees** \$175.00  
**Valuation** \$3,147,086.00

# Permits Issued - Improvement Location

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<b>Count</b>	<b>16</b>
<b>Fees</b>	<b>\$400.00</b>
<b>Valuation</b>	<b>\$3,147,086.00</b>

**Imp Loc Residential Addition**

06/02/2025	ILP-25-223	7840 N POSEY COUNTY LINE RD, POSEY	Imp Loc Residential Addition	65052440002000	Janet Schneider - Janet Schneider	25.00	
				0			
06/09/2025	ILP-25-227	6101 UPTON RD, MT VERNON	Imp Loc Residential Addition	65160220000300	Mike Greenwell - Mike Greenwell	25.00	
				0			
06/11/2025	ILP-25-231	5640 GOODMAN RD, NEW HARMONY	Imp Loc Residential Addition	65070310001200	Ryan Spilman - Ryan Spilman	25.00	\$20,000
				0			
06/12/2025	ILP-25-233	12500 BONEBANK RD, MT VERNON	Imp Loc Residential Addition	65190430000700	Rodney Shephard - Shephard Services Inc	25.00	
				0			
06/13/2025	ILP-25-236	11980 VO DR, WADESVILLE	Imp Loc Residential Addition	65061211000300	Ray Happe - Ray Happe	25.00	
				0			
06/16/2025	ILP-25-238	4619 KOESTER RD, WADESVILLE	Imp Loc Residential Addition	65061210002600	Brian MERKLEY - Brian MERKLEY	25.00	\$300,000
				0			

<b>Count</b>	<b>22</b>
<b>Fees</b>	<b>\$550.00</b>
<b>Valuation</b>	<b>\$3,467,086.00</b>

**Imp Loc Residential Fence**

06/16/2025	ILP-25-237	610 E 5TH ST, MT VERNON	Imp Loc Residential Fence	65270811002800	Devvy Mathews - Devvy Mathews	25.00	
				0			
06/17/2025	ILP-25-239	609 E 5TH ST, MT VERNON	Imp Loc Residential Fence	65270811002000	Kourtney Raaf - Revamp Fence and Deck	25.00	\$12,818
				0			
06/24/2025	ILP-25-248	1854 MAIN ST, MT VERNON	Imp Loc Residential Fence	65270510001100	Gary Spence - Gary Spence	25.00	
				0			

# Permits Issued - Improvement Location

Date From 6/1/2025 and Date To 6/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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Count	25
Fees	\$625.00
Valuation	\$3,479,904.00

### Imp Loc Residential New Home

06/10/2025	ILP-25-229	5631 RED LAKE DR, MT VERNON	Imp Loc Residential New Home	65123331001500	Bill Riecken - MVHS	0	
				168			
06/24/2025	ILP-25-247	6201 Catalina Drive	Imp Loc Residential New Home	65140632000900	Erin Freeman - SPM Development	25.00	\$163,542
				566			
06/30/2025	ILP-25-250	7928 Wiggins Road	Imp Loc Residential New Home	65052130000400	Dylan Elpers - Elpers Development, Inc.	25.00	\$550,000
				854			

Count	28
Fees	\$675.00
Valuation	\$4,193,446.00

### Improvement Location Other

06/17/2025	ILP-25-240	2425 WILLIAMS RD, WADESVILLE	Improvement Location Other	65072240000900	Steven Riddle - Steven Riddle	25.00	
				669			

Count	29
Fees	\$700.00
Valuation	\$4,193,446.00

Total Permits	29
Total Fees	\$700.00
Total Valuation	\$4,193,446

# Permits Issued - Improvement Location

Date From 7/1/2025 and Date To 7/31/2025

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**

07/25/2025	ILP-25-280	7350 WATER TANK RD, POSEVILLE	Imp Loc Cell Tower	650520200002200 0	Melissa White - Crown Castle	25.00	\$15,000.00
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<b>Count</b>	<b>1</b>
<b>Fees</b>	<b>\$25.00</b>
<b>Valuation</b>	<b>\$15,000.00</b>

**Imp Loc Ground Sign**

07/16/2025	ILP-25-267	JONES LOT 56	Imp Loc Ground Sign	65270922005800C 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$1,200
07/16/2025	ILP-25-268	JONES LOT 56	Imp Loc Ground Sign	65270922005800C 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$1,200
07/16/2025	ILP-25-272	WILLIAMS LOT 63 EXCEPT 40' OFF E SID	Imp Loc Ground Sign	65270813003100C 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$900
07/17/2025	ILP-25-273	Centerpoint	Imp Loc Ground Sign	65123340003300E 0	Kayla Rodenberg - Alvey Signs	25.00	\$3,760
07/22/2025	ILP-25-278	711 E 4TH ST, MT VERNON	Imp Loc Ground Sign	65270811101300C 0	Derrick Wells - Derrick Wells	25.00	

<b>Count</b>	<b>6</b>
<b>Fees</b>	<b>\$150.00</b>
<b>Valuation</b>	<b>\$22,060.00</b>

**Imp Loc Residential Accessory Structure**

07/02/2025	ILP-25-252	9814 WOLFINGER RD, MT VERNON	Imp Loc Residential Accessory Structure	65140310004902C 0	Herman Stock - Herman Stock	25.00	
07/03/2025	ILP-25-253	2400 BLACKBURN RD, MT VERNON	Imp Loc Residential Accessory Structure	651214100068007 0	Knic Kaufman - Knic Kaufman	25.00	

# Permits Issued - Improvement Location

Date From 7/1/2025 and Date To 7/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
07/09/2025	ILP-25-257	2212 TANGLEWOOD DR, MT VERNON	Imp Loc Residential Accessory Structure	65270633008000C 0	Greg Russell - Greg Russell	25.00	
07/11/2025	ILP-25-260	Backyard of 311 Sunset Dr	Imp Loc Residential Accessory Structure	65150521001900C 0	Lee Ann Buchanan - Lee Ann Buchanan	25.00	
07/11/2025	ILP-25-261	1003 E SYCAMORE ST, MT VERNON	Imp Loc Residential Accessory Structure	65270924508500C 0	Jason Muller - Jason Muller	25.00	
07/11/2025	ILP-25-264	727 EVERGREEN DR, MT VERNON	Imp Loc Residential Accessory Structure	65270541400500C 0	Sherry Willis - Sherry Willis	25.00	
07/21/2025	ILP-25-275	11350 CREAMERY RD, MT VERNON	Imp Loc Residential Accessory Structure	65132470009500C 0	Timothy Bartlett - B&S Home Improvement, LLC	25.00	\$120,000
07/21/2025	ILP-25-276	10201 MIDDLE MT VERNON RD, MT VERNON	Imp Loc Residential Accessory Structure	65132620002900C 0	Diane Macke - Diane Macke	25.00	
07/21/2025	ILP-25-277	6341 N LEONARD RD, MT VERNON	Imp Loc Residential Accessory Structure	65150320001300C 0	Michael Stillwagner - Michael Stillwagner	25.00	
07/28/2025	ILP-25-282	2325 Hwy 69 N, New Harmony	Imp Loc Residential Accessory Structure	65082440000400C 0	Weston Kuykendall - Weston Kuykendall	25.00	\$9,000
07/28/2025	ILP-25-283	415 HUNTER LN, WADESVILLE	Imp Loc Residential Accessory Structure	65063140000600C 0	Keith Wildeman - Keith Wildeman	25.00	
07/29/2025	ILP-25-284	2315 SECTION LINE RD, WADESVILLE	Imp Loc Residential Accessory Structure	65062330001801C 0	Scott Beckerle - Scott Beckerle	25.00	\$7,000
07/30/2025	ILP-25-285	417 CORONADO DR, MT VERNON	Imp Loc Residential Accessory Structure	65270523100400C 0	Kenneth Elliott - Kenneth Elliott	25.00	
07/31/2025	ILP-25-286	801 HASTING LN, MT VERNON	Imp Loc Residential Accessory Structure	651901300008001 0	Michael Brauser - Michael Brauser	25.00	
07/31/2025	ILP-25-287	5100 ALYSIA ST, MT VERNON	Imp Loc Residential Accessory Structure	65133512003700C 0	Mary Wagner - Mary Wagner	25.00	
07/31/2025	ILP-25-288	4150 BLACKFORD RD, MT VERNON	Imp Loc Residential Accessory Structure	65122330000300Z 0	Curtis McPherson - Curtis McPherson	25.00	

# Permits Issued - Improvement Location

Date From 7/1/2025 and Date To 7/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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<b>Imp Loc Residential Addition</b>							
07/07/2025	ILP-25-254	4629 OLD PLANK RD N, NEW HARMONY	Imp Loc Residential Addition	65081210002200C 0	Nick Cullum - Nick Cullum Construction LLC	25.00	\$22,680
						<b>Count</b>	<b>22</b>
						<b>Fees</b>	<b>\$550.00</b>
						<b>Valuation</b>	<b>\$158,060.00</b>

<b>Imp Loc Residential Deck/Porch</b>							
07/07/2025	ILP-25-255	420 LOCUST ST, MT VERNON	Imp Loc Residential Deck/Porch	65270811401100C 0	Jason Kern - Jason Kern	25.00	
						<b>Count</b>	<b>23</b>
						<b>Fees</b>	<b>\$575.00</b>
						<b>Valuation</b>	<b>\$180,740.00</b>

07/11/2025	ILP-25-262	10610 GREENLEAF DR, EVANSVILLE	Imp Loc Residential Deck/Porch	651311400023027 384	Bob Tenbarges - Backyard Fences and Decks	25.00	\$13,160
07/11/2025	ILP-25-263	10915 SUNSET DR, EVANSVILLE	Imp Loc Residential Deck/Porch	65133510003401E 480	Bob Tenbarges - Backyard Fences and Decks	25.00	\$18,700
07/15/2025	ILP-25-265	8626 BOBERG RD, WADESVILLE	Imp Loc Residential Deck/Porch	65130410001200C 0	Cheryl Ray - Cheryl Ray	25.00	
						<b>Count</b>	<b>27</b>
						<b>Fees</b>	<b>\$675.00</b>
						<b>Valuation</b>	<b>\$212,600.00</b>

<b>Imp Loc Residential Fence</b>							
07/15/2025	ILP-25-266	845 SMITH RD, MT VERNON	Imp Loc Residential Fence	65270721201200C 0	Tony Phillips - Tony Phillips	25.00	
						<b>Count</b>	<b>27</b>
						<b>Fees</b>	<b>\$675.00</b>
						<b>Valuation</b>	<b>\$212,600.00</b>

# Permits Issued - Improvement Location

Date From 7/1/2025 and Date To 7/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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Count	28
Fees	\$700.00
Valuation	\$212,600.00

### Imp Loc Residential Inground Pool, Spas, Hot Tubs

07/10/2025	ILP-25-299	11115 MIDDLE MT. VERNON	Imp Loc Residential Inground Pool, Spas, Hot Tubs	651325320019000	Jake Kelley - Kelley Custom Pools	25.00	\$78,000
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Count	29
Fees	\$725.00
Valuation	\$290,600.00

### Imp Loc Residential New Home

07/07/2025	ILP-25-256	11619 BOBERG RD, EVANSVILLE	Imp Loc Residential New Home	650636400057005	Bruce Martin - Bruce Martin	25.00	\$50,000
07/10/2025	ILP-25-258	8521 STONE TRACE DR, MT VERNON	Imp Loc Residential New Home	651333101003011	Phil Kost - Phil Kost	25.00	
07/16/2025	ILP-25-270	11111 Smith Diamond	Imp Loc Residential New Home	651424800007000	Brian Stute - Redline Homes and Construction	25.00	\$605,000
07/16/2025	ILP-25-271	3723 HILLTOP LN, WADESVILLE	Imp Loc Residential New Home	650613200004000	Bobby Johnson - Bobby Johnson	25.00	
07/18/2025	ILP-25-274	259 S. Cale St., Poseyville, IN	Imp Loc Residential New Home	65-23-19-100-009	Phil Williams - Phil Williams	25.00	
07/24/2025	ILP-25-279	8355 COLLEEN DR, WADESVILLE, IN 476	Imp Loc Residential New Home	1676	Cameron Maier - Maier Construction	25.00	\$450,000

Count	35
Fees	\$875.00
Valuation	\$1,395,600.00

# Permits Issued - Improvement Location

Date From 7/1/2025 and Date To 7/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
<b>Imp Loc Wall Sign</b>							
07/16/2025	ILP-25-269	JONES LOT 56	Imp Loc Wall Sign	65270922005800C 0	Claire Eipers - Custom Sign & Engineering Inc.	25.00	\$1,200
07/25/2025	ILP-25-281	14 MAIN ST, POSEYVILLE	Imp Loc Wall Sign	0	Kayla Rodenberg - Alvey Signs	25.00	\$5,140

<b>Count</b>	<b>37</b>
<b>Fees</b>	<b>\$925.00</b>
<b>Valuation</b>	<b>\$1,401,940.00</b>

<b>Total Permits</b>	<b>37</b>
<b>Total Fees</b>	<b>\$925.00</b>
<b>Total Valuation</b>	<b>\$1,401,940</b>