

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**OCTOBER 9, 2025
6:00 P.M.**

MEMBERS PRESENT: Mr. Joe Marvel - President, Mr. Greg Newman- Vice President, Mrs. Stefani Miller, Mr. Randy Owens, Mr. Randy Rankin, Mr. Dave Pearce, Mr. Trent Van Haaften - Attorney, Mr. Jerry Cotner, Executive Director, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Mark Seib, Mr. Joe Gerton, Dr. Keith Spurgeon

APPROVAL OF MINUTES FROM LAST REGULAR MEETING: Stefani Miller made a motion in the affirmative to approve the minutes of the last regular meeting as emailed, the motion was seconded by Randy Rankin. **Roll Call Vote (6-0). Yes. Motion Carried.**

REPLAT:

DOCKET NO: 25-11-S-APC
APPLICANT: Fred Kuester, Engineer and Land Surveyor
OWNER: Marshall A. & Christine Thomas Et al
PREMISES: Lot 77 and Lot 78 in Kimball's Enlargement to the City of Mt. Vernon, Indiana of Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 900 E. Sycamore St. & 908 E. Sycamore St., Mt. Vernon, Indiana. Containing 0.45 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 RM 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.

Christine Thomas – 918 Sycamore St., 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 and to authorize Executive Director to give final approval after 30 days have elapsed for the Replat of Lot 77 & Lot 78 in Kimball's Enlargement to the City of Mt. Vernon, Indiana. Motion seconded by Dave Pearce. **Roll Call Vote (6-0) Yes. Motion Carried.**

REPLAT:

DOCKET NO: 25-12-S-APC
APPLICANT: Fred Kuester, Engineer and Land Surveyor
OWNER: Chad Thompson
PREMISES: Lots 12,13, 14, and 15 in Bluegrass Estate Subdivision, lying in Robinson Township, Posey County, Indiana. More commonly known as 9701 N. Olivia Dr., Wadesville, Indiana. Containing 4.27 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. Jerry Cotner notified board members that the sign was not posted on the property at least 10 days before this public hearing in accordance with the ordinance. Mr. Cotner explained that the sign is only a county requirement and not a state requirement and the board can vote to wave the sign requirement. Mr. Cotner stated the legal was in the Posey County News and all notification of intent letters were mailed before the 10-day requirement to abutting property owners.

Randy Rankin made a motion to wave the sign posting requirements, the motion was seconded by Greg Newman. **Roll Call Vote (6-0) Yes. Motion Carried.**

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

Craig Kuester – 1792 E. 600 S., Ft. Branch, IN here to speak on behalf of the application. Mr. Kuester stated that the owner is also requesting that the public utility and drainage easement and building setback be vacant.

Mr. Trent VanHaften stated that a replat doesn't cover any easement vacations and that it is a different process not through Area Plan Commission.

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 Dave Pearce for preliminary approval and to authorize Executive Director to give final approval after 30 days have elapsed for the Replat of Lots 12-15 in Bluegrass Estates with no changes in easements. Motion seconded by Stefani Miller. **Roll Call Vote (6-0) Yes. Motion Carried.**

SITE DEVELOPMENT PLAN:

APPLICANT: Nutrien - Jerrod Prather
OWNER: State of Indiana
PREMISES: Part of Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 2900 Bluff Rd., Mt. Vernon, Indiana, Containing 51.31 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 (New 3680 sq. ft. Building) in an M-2 Manufacturing Medium/Heavy 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.

Jerrod Prather – 2501 Bluff Rd., Mt. Vernon, 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.

Greg Newman motioned to approve the Finding of Facts seconded by Randy Rankin. **Roll Call Vote (6-0), Yes. Motion**

A motion was made by Dave Pearce to approve the Site Development Plan, contingent upon the State Design Release, motion seconded by Stefani Miller. **Roll Call Vote (6-0), Yes. Motion Carried.**

COMPLAINTS - TABLED:

348 W. 9th St., MV (Primary Investments, LLC)

Stefani Miller made motion for Mr. Trent VanHaaften to send letter requesting the owner/tenet to call the Area Plan Commission office or come to the meeting on November 13, 2025, to resolve the complaint at 348 W. 9th St., Mt. Vernon, IN, motion seconded by Randy Rankin. **Roll Call Vote (6-0) Yes. Motion Carried.**

COMPLAINTS NEW

302 Coronado Dr., MV (Parker)

Mr. Jerry Cotner gave board an update stating that the property owner is once again parking excavating equipment at the home.

Greg Newman made a motion for Mr. Trent VanHaaften to file an ordinance violation against the property owner; the motion was seconded by Randy Owens. **Roll Call Vote (6-0) Yes. Motion Carried.**

DIRECTOR'S REPORT

Jerry Cotner handed all board members a report showing all permits issued.

APPROVAL OF PAYROLL AND BILLS

Randy Rankin made a motion to approve payroll, and bills, seconded by Stefani Miller. **Motion Carried.**

REPORT OF COLLECTIONS

A motion was made in the affirmative by Dave Pearce and seconded by Stefani Miller to approve collections. **Motion Carried.**

CITIZEN CONCERNS

None.

OTHER BUSINESS

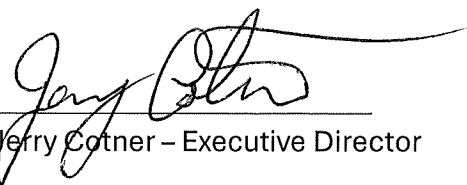
Mr. Joe Marvel gave UDO update to board members. Mr. Randy Owens stated that he was stepping down from the board at the end of the year.

ADJOURNMENT

Stefani Miller made a motion to adjourn the meeting at 6:51 p.m. The motion was seconded by Randy Rankin. **Motion Carried.**



Mr. Joe Marvel – President



Mr. Jerry Cotner – Executive Director

Directors Report

October 2025



Permits Issued - Improvement Location

Date From 9/1/2025 and Date To 9/30/2025

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

09/18/2025	ILP-25-333	8520 BARTER RD, MT VERNON	Imp Loc Commercial Addition	651333400020002 0	Regina Youkhana - LCC Telecom Services	25.00	\$40,000
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Count	1
Fees	\$25.00
Valuation	\$40,000.00

Imp Loc Ground Sign

09/02/2025	ILP-25-319	MCGOWAN INSURANCE (SCHULTEIS)	Imp Loc Ground Sign	652708130013000 0	Kayla Rodenberg - Alvey Signs	25.00	\$2,828
09/19/2025	ILP-25-334	1 COMPETITION WAY, MT VERNON	Imp Loc Ground Sign	651503300021002 0	Kayla Rodenberg - Alvey Signs	25.00	\$3,265
09/19/2025	ILP-25-337	112 E. 3rd St., Mt. Vernon, Fifth Third Bank	Imp Loc Ground Sign	0	Kayla Rodenberg - Alvey Signs	25.00	\$950
09/24/2025	ILP-25-342	11301 Copperline Rd., Evansville, IN 47712	Imp Loc Ground Sign	651312200005022 0	Claire Elpers - Custom Sign & Engineering Inc.	25.00	\$900

Count	5
Fees	\$125.00
Valuation	\$47,943.00

Imp Loc New Mobile Home

09/09/2025	ILP-25-325	4430 ROMAINE RD, POSEYVILLE	Imp Loc New Mobile Home	650702400010000 0	Becky Gray - Becky Gray	25.00	\$36,000
09/19/2025	ILP-25-335	308 ELK TRL, EVANSVILLE	Imp Loc New Mobile Home	651412700056000 0	ELLEN MILBURN - CHAMPION HOME BUILDERS, INC	25.00	\$36,000

Permits Issued - Improvement Location

Date From 9/1/2025 and Date To 9/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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Imp Loc Residential Accessory Structure							
09/05/2025	ILP-25-322	8475 Nation Road	Imp Loc Residential Accessory Structure	0	Nathan Eubank - Nathan Eubank	25.00	\$50,000
09/05/2025	ILP-25-323	522 STIERLEY RD, WADESVILLE	Imp Loc Residential Accessory Structure	65130440001600€	Jason Bowen - Jason Bowen	25.00	\$93,000
09/08/2025	ILP-25-324	1761 WESTWOOD DR, EVANSVILLE	Imp Loc Residential Accessory Structure	65131131100600€	Daniel Wright - Daniel Wright	25.00	\$15,533
09/11/2025	ILP-25-327	10791 MIDDLE MT VERNON RD, MT VERNON	Imp Loc Residential Accessory Structure	65132640001201€	Stephanie Evans - Stephanie Evans	25.00	\$2,600
09/16/2025	ILP-25-330	2201 WESTRIDGE DR, MT VERNON	Imp Loc Residential Accessory Structure	65270723101300€	Beverly Haskett - Beverly Haskett	25.00	
09/17/2025	ILP-25-331	924 COACHLITE DR, WADESVILLE	Imp Loc Residential Accessory Structure	65063510000600€	Reece Damm - Reece Damm	25.00	
09/19/2025	ILP-25-336	909 W 4TH ST, MT VERNON	Imp Loc Residential Accessory Structure	65270823401700€	Kevin Winters - Kevin Winters	25.00	
09/30/2025	ILP-25-344	10600 GREENLEAF DR, EVANSVILLE	Imp Loc Residential Accessory Structure	65131140002302€	John Stanley Esche - John Stanley Esche	25.00	\$62,000

Count	7
Fees	\$175.00
Valuation	\$83,943.00

Imp Loc Residential Deck/Porch							
09/02/2025	ILP-25-318	11400 E COPPERLINE RD, EVANSVILLE	Imp Loc Residential Deck/Porch	65131220000500€	Andrew Roth - Andrew Roth	25.00	\$11,000

Count	15
Fees	\$375.00
Valuation	\$307,076.00

Permits Issued - Improvement Location

Date From 9/1/2025 and Date To 9/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
09/11/2025	ILP-25-326	11200 P.K Dr	Imp Loc Residential Deck/Porch	651325320033000 720	Bob Tenbarge - Backyard Fences and Decks	25.00	\$27,220
09/29/2025	ILP-25-343	3624 ST PHILLIPS RD, MT VERNON	Imp Loc Residential Deck/Porch	651324300100000 0	John Vibbert - John Vibbert	25.00	
<hr/> <p style="text-align: right;"> Count 18 Fees \$450.00 Valuation \$345,296.00 </p>							
Imp Loc Residential Fence							
09/15/2025	ILP-25-328	2201 WESTRIDGE DR, MT VERNON	Imp Loc Residential Fence	652707231013000 0	Beverly Haskett - Beverly Haskett	25.00	
09/22/2025	ILP-25-338	10000 DOWNEN RD, WADESVILLE	Imp Loc Residential Fence	650635200002000 0	Michael Butler - Michael Butler	25.00	
<hr/> <p style="text-align: right;"> Count 20 Fees \$500.00 Valuation \$345,296.00 </p>							
Imp Loc Residential Inground Pool, Spas, Hot Tubs							
09/03/2025	ILP-25-321	11550 WATER TANK RD, POSEYVILLE	Imp Loc Residential Inground Pool, Spas, Hot Tubs	650524100010000 0	Michael Hughes - Firemaster Inc	25.00	\$98,806
09/17/2025	ILP-25-332	Single Family Residence	Imp Loc Residential Inground Pool, Spas, Hot Tubs	651304400016000 0	Scott Martin - Foxx Pools	25.00	\$65,000
<hr/> <p style="text-align: right;"> Count 22 Fees \$550.00 Valuation \$509,102.00 </p>							
Imp Loc Residential New Home							

Permits Issued - Improvement Location

Date From 9/1/2025 and Date To 9/30/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
09/02/2025	ILP-25-320	221 W GRANT ST, MT VERNON	Imp Loc Residential New Home	65270531302500C 0	James Keller - James Keller	25.00	
09/16/2025	ILP-25-329	1834 St. Philip Rd., Evansville, IN 47712	Imp Loc Residential New Home	3204	Andy Schmitz - Andy Schmitz	25.00	\$300,000
09/23/2025	ILP-25-339	310 SUNSET DR, MT VERNON	Imp Loc Residential New Home	65270521004000C 240	Mike Conti - Mike Conti	25.00	
09/23/2025	ILP-25-340	312 SUNSET DR, MT VERNON	Imp Loc Residential New Home	65270521004100C 480	Mike Conti - Mike Conti	25.00	
09/23/2025	ILP-25-341	306 SUNSET DR, MT VERNON	Imp Loc Residential New Home	65270521003900C 234	Mike Conti - Mike Conti	25.00	

Count	27
Fees	\$675.00
Valuation	\$809,102.00

Total Permits	27
Total Fees	\$675.00
Total Valuation	\$809,102

60

50

40

30

20

10

0

March

April

May

June

July

August

September

