

MINUTES

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**NOVEMBER 13, 2025
6:00 P.M.**

MEMBERS PRESENT: Mr. Joe Marvel - President, Mr. Greg Newman - Vice President, Mr. John Gerton, Mrs. Stefani Miller, Mr. Randy Owens, Mr. Trent VanHaaften- Attorney, Mr. Jerry Cotner, Executive Director, Mrs. Taylor Elmendorf - Administrative Assistant, Mrs. Savannah Axley - Clerical Assistant

MEMBERS ABSENT: Mr. Mark Seib, Mr. Dave Pearce, Dr. Keith Spurgeon, Mr. Randy Rankin,

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 John Gerton. **Roll Call Vote (5-0). Yes. Motion Carried.**

Mr. Joe Marvel requested to move the complaint at 348 W. 9th St., Mt. Vernon, IN to the top of the agenda. Board unanimously agreed to change the agenda order.

COMPLAINTS - TABLED:

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

Michael Hayden- 348 W. 9th St., Mt. Vernon, IN asked for a 30-day extension to clean up more of the property.

Stefani Miller made motion to give a 30-day extension for the complaint at 348 W. 9th St., Mt. Vernon, IN motion seconded by John Gerton. **Roll Call Vote (5-0) Yes. Motion Carried.**

DEVELOPMENT PLAN APPLICATION SECS TIER 3:

DOCKET NO: 2025-04-SECS-3-APC
APPLICANT: MSD of North Posey-Todd Slagle
OWNER: M.S.D. of North Posey Multi-School Build

PREMISES: Part of Section 18, Township 4 South, Range 12 West, lying in Robb Township, Posey County Indiana. More commonly known as off N. Church St., Poseyville, Indiana, Indiana. Containing 5.2600 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:

Applicant requests approval for Development Plan Application SECS Tier 3 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.

Todd Slagle – 101 N. Church St., Poseyville, 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 Greg Newman to approve the Development Plan Application 2025-04-SECS-3-APC. Randy Owens seconded the motion. **Roll Call Vote (5-0) Yes. Motion Carried.**

SITE DEVELOPMENT PLAN:

APPLICANT: Riney Construction, Steve Riney / Noah Nellis, Nellis Lawn Care
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).

APPLICANT/OWNER OF THE ABOVE-DESCRIBED PROPERTY HAS REQUESTED:

Approval of Site Development Plans (New 6,000 sq. ft. Building) in a B-2 Commercial General 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.

Steve Riney- 4150 Kleitz Rd., Evansville, 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.

No members had any additional comments on Finding of Facts.

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

A motion was made by Greg Newman to approve the Site Development Plan; the motion was seconded by Stefani Miller. **Roll Call Vote (5-0) Yes. Motion Carried.**

COMPLAINTS - TABLED:

302 Coronado Dr., MV (Parker)

Mr. Trent VanHaaften gave an update on complaint. Initial hearing is November 24, 2025, at 11:00am. He spoke with Tina Parker on the phone regarding complaint.

Board unanimously decided on a \$100 fine and an injunctive relief stating that commercial vehicles should not be driven home or parked at residents.

COMPLAINTS – NEW:

402 W. 4th St., MV (Gonzalez)

Mr. Jerry Cotner gave an update on the complaint.

The board concluded no ordinance violation at 402 W. 4th St., Mt. Vernon, IN motion made by John Gerton, seconded by Randy Owens. **Roll Call Vote (5-0) Yes. Motion Carried.**

DIRECTOR'S REPORT

Jerry Cotner handed all board members a report showing all permits issued. Mr. Cotner gave solar screening update.

APPROVAL OF PAYROLL AND BILLS

John Gerton 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 Stefani Miller and seconded by John Gerton to approve collections. **Motion Carried.**

CITIZEN CONCERNS

None.

OTHER BUSINESS

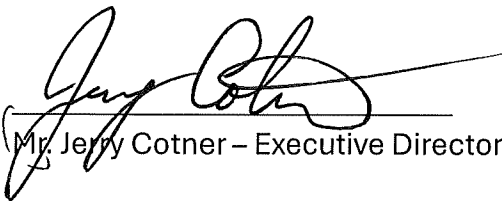
Mr. Joe Marvel gave UDO update and battery storage ordinance to board members.

ADJOURNMENT

Randy Owens made a motion to adjourn the meeting at 7:04p.m. The motion was seconded by John Gerton. **Motion Carried.**



Mr. Joe Marvel – President



Mr. Jerry Cotner – Executive Director

MOTION MADE BY: Greg motion FOR APPROVAL

SECOND MADE BY: Randy FOR APPROVAL

Stefani Miller Yes () No

Dave Pearce () Yes () No

Greg Newman Yes () No

John Gerton Yes () No

Randy Owens Yes () No

Mark Seib () Yes () No

Randy Rankin () Yes () No

Joe Marvel Yes () No

Keith Spurgeon () Yes () No

APPROVED: Yes () No

If approved, are there any reasonable restrictions or provisions to be included in the plan in addition to those outlined above?

MOTION MADE BY: _____ FOR DISAPPROVAL

SECOND MADE BY: _____ FOR DISAPPROVAL

Stefani Miller () Yes () No

Dave Pearce () Yes () No

Greg Newman () Yes () No

John Gerton () Yes () No

Randy Owens () Yes () No

Mark Seib () Yes () No

Randy Rankin () Yes () No

Joe Marvel () Yes () No

Keith Spurgeon () Yes () No

DISAPPROVED: () Yes () No

FINDINGS OF FACT
Nellis Lawn Service
New 6,000sq. ft. building

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

1. Development is compatible with surrounding land use. The current zoning of this parcel is B2, this is compatible with surrounding land use.
2. Water, sewer, and other utilities are available – No drainage change, will be adding septic.
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 with maintaining uniformity of current building setbacks in area.
5. The plan meets the building coverage requirements for the B-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.
9. Landscaping. Not applicable.
10. Building Specs 6,000 sq. ft.
11. Signage – not applicable.
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

[Signature]
President, Posey County Area Plan Commission

11/13/25
Date

Director's Report for

November 2025



Permits Issued - Improvement Location

Date From 10/1/2025 and Date To 10/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
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Imp Loc Cell Tower							
10/17/2025	ILP-25-355	11911 WINERY RD, WADESVILLE	Imp Loc Cell Tower	650612400063025 0	mark knepek - SMJ International	25.00	\$45,000

Count	1
Fees	\$25.00
Valuation	\$45,000.00

Imp Loc Ground Sign							
10/30/2025	ILP-25-368	103 BROWN ST, MT VERNON	Imp Loc Ground Sign	652705340003002 0	Kayla Rodenberg - Alvey Signs	25.00	\$7,320

Count	2
Fees	\$50.00
Valuation	\$52,320.00

Imp Loc Residential Accessory Structure							
10/01/2025	ILP-25-345	9360 Wiggins Rd., Poseyville	Imp Loc Residential Accessory Structure	65 05 22 300 019 0	Jeffrey Hunt - Jeffrey Hunt	25.00	\$35,000
10/06/2025	ILP-25-347	4000 EMERALD LN, WADESVILLE	Imp Loc Residential Accessory Structure	650612440007000 0	Terry Grider - Terry Grider	25.00	
10/07/2025	ILP-25-348	441 W 4TH ST, MT VERNON	Imp Loc Residential Accessory Structure	652708244040000 0	Adam Denham - Adam Denham	25.00	
10/07/2025	ILP-25-349	10707 MAIN ST, CYNTHIANA	Imp Loc Residential Accessory Structure	652211422007000 0	Shelanda Benford - Tuff Shed	25.00	\$6,781
10/09/2025	ILP-25-350	6001 SERENITY DR, MT VERNON	Imp Loc Residential Accessory Structure	651404100008000 0	Zackary Fulton - Zackary Fulton	25.00	\$70,000
10/16/2025	ILP-25-352	5626 STATE ROAD 68, POSEYVILLE	Imp Loc Residential Accessory Structure	650424100005001 0	Jason Bowen - Jason Bowen	25.00	\$50,000

Permits Issued - Improvement Location

Date From 10/1/2025 and Date To 10/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation	
10/16/2025	ILP-25-353	6215 CHESHIRE DR, MT VERNON	Imp Loc Residential Accessory Structure	65140632004700C 0	Steven M. Lintzenich - Steven M. Lintzenich	25.00		
10/17/2025	ILP-25-356	4841 ST WENDEL-CYNTHIANA RD, WADI	Imp Loc Residential Accessory Structure	65061210001100C 0	Jennifer Schmitt - Jennifer Schmitt	25.00		
10/21/2025	ILP-25-358	115 N RABEN RD, NEW HARMONY	Imp Loc Residential Accessory Structure	651104200002001 0	Kevin Carlisle - Kevin Carlisle	25.00	\$44,629	
10/22/2025	ILP-25-359	11006 PARKER CT, EVANSVILLE	Imp Loc Residential Accessory Structure	65063633001000C 0	Doug Bolin - Blitz Builders	25.00	\$41,500	
10/27/2025	ILP-25-360	5900 ST CHARLES DR, MT VERNON	Imp Loc Residential Accessory Structure	65133530102800C 0	Jeff Bassemier - Jeff Bassemier	25.00		
10/28/2025	ILP-25-362	4675 BLACKFORD RD, MT VERNON	Imp Loc Residential Accessory Structure	65122830003800C 0	William TUCKER - William TUCKER	25.00		
10/29/2025	ILP-25-364	4800 BLACKFORD RD, MT VERNON	Imp Loc Residential Accessory Structure	65122310002600C 0	Mike Duncan - Mike Duncan	25.00		
10/29/2025	ILP-25-365	4221 JOYCE LN, MT VERNON	Imp Loc Residential Accessory Structure	651327230008001 0	Mike Duncan - Mike Duncan	25.00		
10/29/2025	ILP-25-366	1330 HOLLER RD, MT VERNON	Imp Loc Residential Accessory Structure	0	Johnny Hargrove - Johnny Hargrove	25.00		
10/29/2025	ILP-25-367	105 LAWRENCE DR, MT VERNON	Imp Loc Residential Accessory Structure	65270524400800C 0	Ivan Finney - Ivan Finney	25.00		
10/31/2025	ILP-25-370	2451 NATURE LN, MT VERNON	Imp Loc Residential Accessory Structure	65121514000500C 0	Brandon Brown - Brandon Brown	25.00		
							Count	19
							Fees	\$475.00
							Valuation	\$300,230.00
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Imp Loc Residential Deck/Porch								
10/16/2025	ILP-25-354	5200 VALEAH DR, WADESVILLE	Imp Loc Residential Deck/Porch	65072432000800C 800	Jeffrey Wassmer - Jeffrey Wassmer	25.00	\$40,000	

Permits Issued - Improvement Location

Date From 10/1/2025 and Date To 10/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	FeesTotal	Valuation
10/20/2025	ILP-25-357	4651 COPPERLINE RD, MT VERNON	Imp Loc Residential Deck/Porch	651214420006001 432	Troy Utley - Troy Utley	25.00	

Count	21
Fees	\$525.00
Valuation	\$340,230.00

Imp Loc Residential Fence

10/01/2025	ILP-25-346	No Address	Imp Loc Residential Fence	652318430010001 0	Josiah Nichols - Josiah Nichols	25.00	
10/27/2025	ILP-25-361	2851 BLACKBURN RD, MT VERNON	Imp Loc Residential Fence	651214440001400 0	Joe Roeder - Joe Roeder	25.00	

Count	23
Fees	\$575.00
Valuation	\$340,230.00

Imp Loc Residential New Home

10/28/2025	ILP-25-363	10777 ALTHEIDE RD, MT VERNON	Imp Loc Residential New Home	65132310002000C 536	Donald Market - Donald Market	25.00	
10/31/2025	ILP-25-369	9670 N OLIVIA DR, WADESVILLE	Imp Loc Residential New Home	65062710100300C 440	Brittani Frank - John Eipers Homes/GEN 3 Contracting	25.00	\$421,000

Count	25
Fees	\$625.00
Valuation	\$761,230.00

Imp Loc Wall Sign

10/15/2025	ILP-25-351	6500 N. Leonard Rd.	Imp Loc Wall Sign	651503400023001 0	Cindy Lewis - Signarama - Evansville	25.00	\$600
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Permits Issued - Improvement Location

Date From 10/1/2025 and Date To 10/31/2025

Issue Date	Permit #	Permit Address/ Subdivision	Report Code	Parcel ID/ Total SF	Contractor/ Organization	Fees Total	Valuation
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Count	26
Fees	\$650.00
Valuation	\$761,830.00

Total Permits	26
Total Fees	\$650.00
Total Valuation	\$761,830