

AGENDA

**POSEY COUNTY
AREA PLAN COMMISSION
REGULAR MEETING**

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

**MARCH 12, 2026
6:00 P.M.**

ROLL CALL: ROLL CALL OF MEMBERS TO ESTABLISH A QUORUM PRESENT.

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM JANUARY 8, 2026, REGULAR MEETING, JANUARY 15, 2026, SPECIAL MEETING AND JANUARY 29, 2026, SPECIAL MEETING AS EMAILED.

REPLAT:

DOCKET NO: 26-01-S-APC
APPLICANT: Fred Kuester, Engineer and Land Surveyor
OWNER: Craig A. Bauer
PREMISES: Lot 25, Lot D & Part of Lot 24 of Benner and Weber Addition to the City of Mt. Vernon, Indiana, Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 1325 E. Sycamore St. & 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.

SITE DEVELOPMENT:

APPLICANT: Nix Industrial
OWNER: Superior Property Holdings, LLC
PREMISES: South half of the Northeast Quarter of Section 18, Township 4 South, Range 12 West lying in Robb Township, Posey County, Indiana. More commonly known as 6751 Frontage Road, Poseyville, Indiana, containing 4.685 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 (90' x 170' Office Expansion) in a 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.

SITE DEVELOPMENT PLANS - AMENDED:

APPLICANT: Zach Goebel
OWNER: Posey County Resources, LLC
PREMISES: Part of Section 35, Township 4 South, Range 13 West of the Second Principal Meridian in Harmony Township, Posey County, Indiana. More commonly known as off Old Evansville Rd., Poseyville, Indiana. Containing 14.45 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:

Amendment of approved Site Development Plans (trash transfer station, future maintenance shop and office 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.

SITE DEVELOPMENT:

APPLICANT: Cash Waggner & Associates
OWNER: Pearco, LLC
PREMISES: Part of the Northeast Quarter of Section 24, Township 4 South, Range 12 West lying in Smith Township, Posey County, Indiana. More commonly known as 8900 Highway 65, Cynthiana, Indiana, containing 10.09 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 (100' x 100' Building Addition) in a M-1 Zoning District under The Zoning Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

MAJOR SUBDIVISION:

DOCKET NO: 25-01-S-APC
APPLICANT: Scott Buedel, Cash Waggner & Associates, PC
OWNER: Hometown Ventures Group, LLC
PREMISES: Part of the West Half of the Northwest Quarter of Section 20, Township 4 South Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as the intersection of St. Francis and Dean St., Poseyville, Indiana. Containing 32.75 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:

Secondary approval of the final plat of Farmington Ridge Major Subdivision Section 1 in a R-1 and R-2 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.

REZONING:

DOCKET NO: 26-01-RE-APC
APPLICANT: MJC Development, LLC
OWNER: MJC Development, LLC
PREMISES: Part of Section 5, Township 7 South, Range 12 West lying in Marrs Township, Posey County, Indiana. More commonly known as 6400 Caborn Rd., Caborn Rd., and Off Caborn Rd., Mt. Vernon, IN. Containing 113.03 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 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.

MAJOR SUBDIVISION:

DOCKET NO: 26-02-S-APC
APPLICANT: Jim Morley Jr., Morley
OWNER: MJC Development, LLC
PREMISES: Part of Section 5, Township 7 South, Range 12 West lying in Marrs Township, Posey County, Indiana. More commonly known as 6400 Caborn Rd., Caborn Rd., and Off Caborn Rd., Mt. Vernon, IN. Containing 113.03 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

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

Preliminary approval of Major Subdivision Plat in a R-1 Zoning District and 6 variances under The Subdivision Control Ordinance of the City of Mount Vernon, the Town of Cynthiana, the Town of Poseyville and Unincorporated Posey County.

COMPLAINTS - TABLED:

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

COMPLAINTS – NEW:

11301 E. Copperline Rd., Evansville (Whoberry)
435 Upper Upton Rd., MV (Mathews)

DIRECTOR’S REPORT

APPROVAL OF PAYROLL AND BILLS

REPORT OF COLLECTIONS

CITIZEN CONCERNS

OTHER BUSINESS

ADJOURNMENT

APC Board Member	Appointing Authority	Date Appointed	Expiration Date
Joe Marvel - President	Co. Council	1/1/2025	12/31/2027
Greg Newman - Vice President	Co. Commissioners	1/1/2025	12/31/2026
John Gerton	MV City Council	1/1/2025	12/31/2027
Stefani Miller	Agricultural Agent	By Virtue of Office	12/31/2026
Dan Elg	Mayor of Mt. Vernon	1/1/2025	12/31/2026
Dave Pearce	Co. Council	1/1/2025	12/31/2028
Randy Rankin	Town of Poseyville	1/1/2025	12/31/2027
Mark Seib	Co. Commissioners	1/1/2025	12/31/2028
Keith Spurgeon	School Systems	By Virtue of Office	12/31/2026