

MINUTES

POSEY COUNTY AREA PLAN COMMISSION SPECIAL MEETING

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

JANUARY 15, 2026
5:30 P.M.

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

Mr. Mark Seib via ZOOM

MEMBERS ABSENT: Mr. John Gerton, Mr. Randy Owens

UDO PRESENTATION AND DISCUSSION

Mrs. Deborah Luzier, GRW, 9001 N. Wesleyan Rd., Suite 200, Indianapolis, IN 46268, gave presentation about the proposed Unified Development Ordinance (UDO).

Mr. Joe Marvel entered the 67 emails (Exhibit A 1-67) sent to the Area Plan Commission office into the record and verified that board members had read all the emails.

Public Comment:

Josh Bain - 460 Airport Rd., Roanoke Rapids, NC 27870, spoke on solar setbacks stating that setbacks should be reduced to 250' with adequate screening in new ordinance. Stated that increase setback would cause larger overall footprint required for solar farm projects.

Micah Beard - 221 Cedar Ln., Burlison, TX 76028, spoke on solar setbacks, feeling that the current UDO draft is too restrictive and would limit development. Passed out information to board members.

Mr. Joe Marvel entered Ms. Beards handouts into the records (Exhibit B 1-3).

Celeste Eisterhold - 6018 Highway 165, Poseyville, IN 47633, spoke encouraging an increase in the solar setbacks to 1000' or more to maintain farmland.

Joe Eisterhold - 6001 Highway 165, Poseyville, IN 47633, spoke requesting solar setback of 500' from property lines, and wants to maintain farmland.

Robert Bender - 7400 Corbett Rd., Poseyville, IN 47633, spoke regarding possible positive improvements throughout the county with the addition of more industrial solar projects. Stated that he is currently signed up for a solar lease and feels this is positive for the community and himself personally.

Devvy Mathews - 435 Upper Upton Rd., Mt. Vernon, IN 47620, requested to change the ordinance to allow living in Recreational Vehicles full time on private properties with and without current homes to assist with affordable housing.

Dan Elg - 103 Western Hills Dr., Mt. Vernon, IN, requested change to Electronic Variable Message Signs (EVMS) signs standards, wants to keep them 300' - 500' away from any residential district to prevent bright lights into private homes.

Jerry Chastain III - 7700 Darnell School Rd., Mt. Vernon, IN 47620, spoke on increasing the allowed height of accessory structures in Residential Districts. Discussed buffer standards in I-2 Zoning and allowing the option to use natural screening/trees that are already there. Spoke on allowing campers/recreational vehicles as permit living quarters in High Density Residential District/Mobile Home Parks. Also stated that he feels that the current proposed solar setbacks in the UDO draft should not be lessened.

Mr. Joe Marvel called for a short recess.

Mr. Trent Van Haaften explained the process for adopting the UDO and clarified that no vote would take place at the meeting.

Mrs. Deborah Luzier returned to review possible amendments to the UDO draft that had been raised during the public portion of the meeting.

The Board discussed and decided not to make any changes to the height of accessory structures in Residential Districts at this time.

The Board discussed revisiting the green screening requirements before the January 29, 2026, meeting.

The Board discussed a potential amendment to the proposed UDO draft to permit campers and recreational vehicles for full-time residents in High-Density Residential Districts and Mobile Home Parks, subject to appropriate safety standards and utility hookup requirements. The Board also agreed to review Vanderburgh County's ordinance as a reference.

Public Comment:

Devvy Mathews- - 435 Upper Upton Rd., Mt. Vernon, IN 47620, expressed support for allowing recreational vehicles to be used as permitted living quarters outside of High-Density Residential Districts and Mobile Home Parks to improve homelessness issues in the community.

The Board discussed solar setbacks for SECS-1.

Mr. Randy Rankin recommended maintaining the current setbacks in the UDO draft while allowing applicants to request variances for individual review on a case-by-case basis.

Mr. Mark Seib, speaking via Zoom, raised concerns that the larger setbacks in the UDO draft could increase overall solar footprints. He proposed tiered setbacks near residential properties, potential tax incentives for affected owners, and noted that he has asked for attorney Terri Hall, who has assisted our county with solar ordinances in the past, is reviewing the tiered setback language.

Public Comment:

Joe Eisterhold - 6001 Highway 165, Poseyville, IN 47633, asked for clarification on setbacks for parcels without residence.

Mr. Joe Marvel explained the proposed setback to Mr. Eisterhold.

Kathy Yearwood- 8820 Darrell School Rd., Mt. Vernon, IN 47620, stated that existing residence on the property should not dictate setbacks, as future land use by property owners is uncertain, and expressed concern that reducing the proposed setbacks could limit housing growth in our community.

Jerry Chastain III - 7700 Darnell School Rd., Mt. Vernon, IN 47620, concerned about discussions happening outside the ordinance committee, supports keeping the current setbacks in the UDO draft while allowing variances and letters of no objection, and questions Terri Hall's involvement at this stage.

Mr. Mark Seib discussed Mr. Jerry Chastain's concerns.

Mr. Trent Van Haaften reiterated the procedure for adopting the UDO.

Mr. Joe Marvel, Mr. Trent Van Haaften and Mrs. Deborah Luzier reviewed several positive changes that are in the current proposed UDO draft.

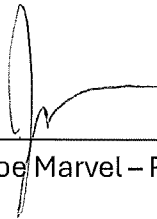
The board discussed the current proposed Electronic Variable Message Signs (EVMS) signs standards in the UDO draft.

Mr. Jerry Cotner discussed the issues with monitoring the brightness of the EVMS and the potential to purchase a Nit Gun which is a handheld luminance meter used to measure brightness.

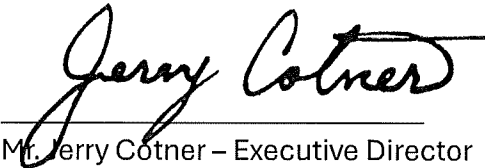
Dan Elg- 103 Western Hills Dr., Mt. Vernon, IN, reiterated his request to change to Electronic Variable Message Signs (EVMS) signs standards.

ADJOURNMENT

Stefani Miller made a motion to recess the meeting at 8:08p.m. until January 29, 2026, at 5:30p.m. The motion was seconded by Randy Rankin. **Motion Carried.**



Mr. Joe Marvel – President



Mr. Jerry Cotner – Executive Director

- All Exhibits are available at the Posey County Area Plan Commission office.