MINUTES

POSEY COUNTY
AREA PLAN COMMISSION
PUBLIC HEARING

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

OCTOBER 1, 2026
5:30 P.M.

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

MEMBERS ABSENT: Mr. Greg Newman - Vice President, Mr. John Gerton

Mr. Joe Marvel reconvened the meeting that was tabled October 1, 2026.

Discuss and take action on proposed amendments to The Unified Development Ordinance of Posey County

Amendment 1-Tier 3 Solar

Mr. Joe Marvel explained the proposed amendment.

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

Randy Rankin made a motion to amend the UDO regarding Renewable Energy Generation System, SECS-3 Tier Solar as posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, seconded by Stefani Miller. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment 4- Definition and Use of Small Contractor Facility

Mr. Joe Marvel explained the proposed amendment.

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

Stefani Miller made a motion to amend the UDO regarding Permitted Uses for Small Contractor Facility in C-2 and C-3 Districts a posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, seconded by Keith Spurgeon. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment 3- Definition of Lot Coverage

Mr. Joe Marvel explained the proposed amendment.

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

Keith Spurgeon made a motion to amend the UDO regarding the Definition of Lot Coverage as posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, seconded by Jordan Hamblin. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment 2- Ground Mounted Signs in I-1 & I-2

Mr. Joe Marvel explained the proposed amendment.

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

Mark Seib made a motion to amend the UDO regarding permitted Uses for Ground Mounted Signs in I-1 & I-2 Districts as posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, seconded by Dave Pearce. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment 7- Establish Land Use Requirements for Battery Energy Storage Systems

Mr. Joe Marvel explained the proposed amendment.

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

Dave Pearce made a motion to amend the UDO regarding Battery Energy Storage Systems as posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, seconded by Stefani Miller. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment- 5 Establish Noise & Transportation Standards in I-1 & I-2

Mr. Joe Marvel explained the proposed amendment.

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

Stefani Miller made a motion to amend the UDO regarding Transportation Plan Standards, Noise Standards and Landscaping and Buffer Standards as posted to the Area Plan Commission website prior to the public hearing on September 24, 2026, and as further amended by discussion of the Area Plan Commission at tonight's reconvened meeting, seconded by Randy Rankin. **Roll Call Vote (7-0). Yes, Motion Carried.**

Amendment 6-Establish Land Use Requirements for Data Centers

Mr. Joe Marvel read and explained the proposed amendment.

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

Mr. Trent Van Haaften reviewed further discussed amendments.

Randy Rankin made a motion to amend the UDO regarding Data Center as posted to the Area Plan Commission website prior to the public hearing on September 24,2026, and as further amended by discussion of the Area Plan Commission at tonight's meeting seconded by Mark Seib. **Roll Call Vote (7-0). Yes, Motion Carried.**

ADJOURNMENT

Mrs. Stefani Miller makes a motion to adjourn the meeting at 8:28pm, Mr. Jordan Hamblin seconds. **Motion Carried.**

Mr. Joe Marvel – President

Mr. Jerry Cotner – Executive Director

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