

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners
And/or their Legal Representative Must be Present.**

AGENDA
NOTICE OF PUBLIC HEARING
WARRICK COUNTY AREA PLAN COMMISSION
Regular hearing to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, January 10, 2022 6:00 PM
North & South doors of Historic Court House open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

ELECTION OF OFFICERS:

To elect a President of the Warrick County Area Plan Commission to serve during 2022.

To elect a Vice-President of the Warrick County Area Plan Commission to serve during 2022.

ADOPTION OF RULES AND REGULATIONS:

APPOINTMENT OF ATTORNEY FOR 2022-2023:

APPOINTMENT TO THE BOARD OF ZONING APPEALS:

Municipal Representative Appointment.

County Representative Appointment.

APPOINTMENT TO PLAT REVIEW COMMITTEE:

SET MEETING TIME AND PLACES: To be held on the second Monday of each month at 6:00 pm.

FEE SCHEDULE: No changes from last year.

ANNUAL REPORT:

MINUTES: To approve the Minutes of the last regular meeting held December 13, 2021.

PRIMARY PLATS:

PP-21-17: Oak Grove Industrial: PETITIONER/OWNER: Oak Grove Industrial, LLC by Walter L. Howard, Owner. Approximately 33.7 acres located on the west side of Epworth Road approximately 800 feet south of the intersection formed by Oak Grove Road and Epworth Road. Ohio Township 20-6-9. *(Advertised in the Standard December 2, 2021). (Continued from December 13, 2021).*

PP-21-20: High Pointe Center North Section 5 PUD: PETITIONER/OWNER: Ortez Ayala, LLC by Melvin Ortez, Owner. Approximately 3.44 acres located on the north side of High Pointe Drive approximately 0 feet northeast of the intersection formed by High Pointe Drive and Bell Road. Being a replat of Lot 1 in High Pointe Centre North Sec 4 PUD & Part of Lot 40 in High Pointe Centre North Sec 2. Ohio Township 22-6-9. *(Advertised in the Standard December 2, 2021). (Continued from December 13, 2021).*

PP-22-02: Peachwood PUD Replat of Lot 5: PETITIONER: Lampert Properties, LLC by Chad Lampert, Managing Member. OWNER: A Plus Investments, LLC by Doug Lewis, Member. Approximately 4.916 acres located on the north side of Peachwood Drive approximately 0 feet west of the intersection formed by Peachwood Drive and Casey Road. Being Lot 5 in Peachwood of Warrick Place VII. Ohio Township 26-6-9. *(Advertised in the Standard December 30, 2021.)*

REZONINGS:

PC-R-21-11: PETITIONER/OWNER: Ortez Ayala, LLC by Melvin Ortez, Owner. To rezone 2.81 acres located on the north side of High Pointe Drive approximately 0 feet northeast of the intersection formed by High Pointe Drive and Bell Road from “C-4” and “PUD/C-4” to “PUD/C-4” Planned Unit Development consisting of General Commercial. Being Lot 1 in High Pointe Centre North Sec 4 PUD & Part of Lot 40 in High Pointe Centre North Sec 2. Ohio Township 22-6-9. *(Advertised in the Standard December 2, 2021). (Continued from December 13, 2021).*

PC-R-22-01 PETITIONER: Lampert Properties, LLC by Chad Lampert, Managing Member. OWNER: A Plus Investments, LLC by Doug Lewis, Member. To rezone 4.916 acres located on the north side of Peachwood Drive approximately 0 feet west of the intersection formed by Peachwood Drive and Casey Road from “M-2” General Industrial Zoning District to “PUD/C-4” Planned Unit Development consisting of General Commercial Zoning District. Being Lot 5 in Peachwood of Warrick Place VII. Ohio Township 26-6-9. *(Advertised in the Standard December 30, 2021.)*

PC-R-22-02: PETITIONER: Gayle Annette Dorsey OWNER: Gayle Annette Dorsey 1/3 Int, Cynthia J Robbins 1/3 Int. & Maurice A Schuble 1/3 Int. To rezone 33.91 acres located on the north side of Oak Grove Road approximately 0 feet northeast of the intersection formed by Oak Grove Road and Epworth Road from “A” Agricultural Zoning District to “C-4” General Commercial Zoning District with a Use & Development Commitment. Ohio Township 17-6-9. *(Advertised in the Standard December 30, 2021.)*

OTHER BUSINESS:

SUBDIVISION CONTROL ORDINANCE AMENDMENTS

**AN ORDINANCE TO AMEND ARTICLE II SECTION 2: TERMS DEFINED
SUBSECTION 45 (b) SUBDIVISION OF LAND AND SUBDIVIDE OF THE
SUBDIVISION CONTROL ORDINANCE IN WARRICK COUNTY, INDIANA**

The purpose of this ordinance is to add (“R-1”, “R-1A”, “R-1B”, R-1C”, “R-1D”) One Family Dwelling Districts to parcelizations in the Warrick County Subdivision Control Ordinance. *(Advertised in the Standard December 30, 2021.)*

**AN ORDINANCE TO AMEND ARTICLE III: PROCEDURES FOR SUBMISSION OF
PLATS BY ADDING ARTICLE IIIE: PROCEDURES FOR SUBMISSION OF
PARCELIZATIONS OF THE SUBDIVISION CONTROL ORDINANCE IN WARRICK
COUNTY, INDIANA**

The purpose of this ordinance is to amend the requirements for parcelizations and require public notice for parcelizations in the Warrick County Subdivision Control Ordinance. *(Advertised in the Standard December 30, 2021.)*

**AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS
DEFINED SUBSECTION 45 SUBDIVISION OF LAND AND SUBDIVIDE (a) ii OF THE
SUBDIVISION CONTROL ORDINANCE IN WARRICK COUNTY, INDIANA**

The purpose of this ordinance is to add (“R-1”, “R-1A”, “R-1B”, R-1C”, “R-1D”) One Family Dwelling Districts to minor subdivisions in the Warrick County Subdivision Control Ordinance. *(Advertised in the Standard December 30, 2021.)*

**AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS
DEFINED SUBSECTION 45 SUBDIVISION OF LAND AND SUBDIVIDE (c) OF THE
SUBDIVISION CONTROL ORDINANCE IN WARRICK COUNTY, INDIANA**

The purpose of this ordinance is to amend the requirements for Lot Line Adjustments in the Warrick County Subdivision Control Ordinance. *(Advertised in the Standard December 30, 2021.)*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS: