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, August 11, 2025 at 6:00 PM

North & South doors of Historic Court House open at 5:50 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**MINUTES:** To approve the minutes from July 14, 2025 meeting.

**ORDINANCES AMENDING THE COMPREHENSIVE ZONING ORDINANCE:**

AN ORDINANCE TO AMEND ARTICLE X MULTIPLE-FAMILY “R-2” DISTRICT OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA. The purpose of this ordinance is to replace Article X with a grandfather clause.

AN ORDINANCE TO AMEND ARTICLE II SECTION 2 DEFINITIONS OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA. The purpose of this ordinance is to remove “DWELLING-TWO FAMILY”

AN ORDINANCE TO AMEND ARTICLE X(A) SECTION 1(2) OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA. The purpose of this ordinance is to replace “Two Family Dwellings” with Duplex.

AN ORDINANCE TO AMEND ARTICLE XXI DEVELOPMENT REGULATIONS SECTION 2 TABLE B OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDINANA. The purpose of this ordinance is to strike “R-2” setbacks from the table.

**PRIMARY PLATS:**

**PP-25-07: Miners Lake:** PETITIONER. /OWNER: American Land Holdings in Indiana, LLC, by: Bryce West, Vice President. Approximately 59.19 acres located on the north side of New Harmony Rd. Approx. 0’ north of the intersection of New Harmony Rd. and Three Lakes Dr. Campbell Twp. 9/10-5-9. *Complete legal on file*. *Advertised in The Standard July 31, 2025.*

**OTHER BUSINESS:**

**COMP-25-02:** 7922 Oak Grove Rd. Pamela Faye Ethridge Trustee. Privacy fence exceeding front yard height ordinance. *Update from July 14, 2025.*

**COMP-25-04:** 315 W. Walnut St. Leticia Farmer. *Update from July 14, 2025.*

**COMP-25-07:** 207 Main St. Tip Top Homes LLC. Possible zoning violation.

**COMP-25-08:** 1622 Square Deal Mine Rd. Darrel & Brenda Hoover. Possible zoning violation.

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

Warrick County Area Plan Commission

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Member- | Appointed By- | | Term | | |
| Brandon Pryor- | School Corp | | 1/1/2024- | | 12/31/2027 |
| Jeff Willis, Vice President- | Co Commissioner | | 1/1/2025- | | 12/31/2028 |
| David Goldenberg- | Advisory Council on Town Affairs | | 1/1/2025- | | 12/31/2025 |
| Dennis Wilzbacher- | County Commissioner's | | 6/9/2025- | | 12/31/2028 |
| Stacey Franz- | Virtue of Office, County Commissioner | | 1/1/2025- | | 12/31/2028 |
| Richard Reid- | Virtue of Office, County Council | | 1/1/2025- | | 12/31/2028 |
| Jeff Valiant, President- | County Council | | 1/1/2022- | | 12/31/2025 |
|  | |  | |  | | |