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 12, 2024 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 the June 10, 2024 meeting and for no meeting held on July 8, 2024.

**PRIMARY PLATS:**

**PP-24-07:** PETITIONER/OWNER: Arnold Real Estate Holdings, LLC by Bryan Arnold, Managing Member. Approximately 42.02 acres located on the north side of Doerner Road approximately 2,000’ west of the intersection formed by Petersburg Road and Doerner Road. Hart Township 33-3-8. *Advertised in The Standard on August 1, 2024.*

**PP-24-08:** PETITIONER: Ukon, LLC by Daniel Ubelhor, President, OWNER: Maken Corporation by Daniel Ubelhor, Owner. Approximately 4.83 acres located on the south side of Oak Grove Road approximately 300’ east of the intersection formed by Oak Grove Road and White Chapel Drive. Ohio Township 18 & 19-6-8. *Advertised in The Standard on August 1, 2024.*

**PP-24-09:** PETITIONER/OWNER: William M. Burk. Approximately .407 acres located on the east side of McDaniel Drive approximately 350’ northeast of the intersection formed by McDaniel Drive and Fuquay Road. Being Lot 15 in the Corrected Plat of Paradise View Subdivision and Parcel 4 in Trey Minor Subdivision. Ohio Township 14-6-9. *Advertised in The Standard on August 1, 2024.*

**PP-24-10:** PETITIONER/OWNER: Schnur Family Trust by Margaret Schnur, Trustee, Schnur Brothers Farms IV, LLC by Charles E. Schnur, Member, Anne Downey, Marie Eisterhold, Jane Baker, Lois Mitchell, Beverly Newcomb, Mike Schnur, Susan Davis, Tony Schnur, David Schnur, and Donna Lasher, Owners. Approximately 21.51 acres located on the east side of Epworth Road 0’ north of the intersection formed by Epworth Road and Vann Road. Ohio Township 20-6-9. *Advertised in The Standard on August 1, 2024.*

**REZONING:**

**PC-R-24-05:** PETITIONER/OWNER: Woodbridge Capital Management, LLC BY Roger Lamping, Manager. To rezone 1.609 acres located on the south side of Lincoln Ave a distance of 100’ west of the intersection of Lincoln Ave. and Lenn Road from “A” Agricultural to “C-3” Highway Commercial. Ohio 26-6-9. *Advertised in The Standard May 30, 2024. Returned by Commissioners for reconsideration with a Use & Development July 8, 2024.*

**PC-R-24-06:** PETITIONER: Ukon, LLC by Daniel Ubelhor, President. OWNER: Maken Corporation by Daniel Ubelhor, Owner. To rezone 4.83 acres located on the south side of Oak Grove Road approximately a distance of 300’ east of the intersection formed by Oak Grove Road and White Chapel Drive from “M-2” General Industrial to “PUD/R-1” One-Family Dwelling. Ohio 18 & 19-6-9. *Advertised in The Standard on August 1, 2024.*

**PC-R-24-07:** PETITIONER/OWNER: Country Gal, LLC by Lisa Freidman-Warren, Owner. To rezone 2.81 acres located on the north side of Oak Grove Road approximately 460’ east of the intersection formed by Oak Grove Road and White Chapel Road from “M-2” to “C-4” General Commercial. Boon Township 18-6-8. *Advertised in The Standard on August 1, 2024.*

**OTHER BUSINESS:**

AN ORDINANCE TO AMEND ARTICLE II DEFINITIONS SECTION 2 TERMS DEFINED OF THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA

The purpose of this ordinance is to amend the definition of a home occupation to include accessory structures.

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**