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, September 9, 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 August 12, 2024 meeting.

**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. (Continued from August 12, 2024)*

**PP-24-11:** PETITIONER/OWNER: Newburgh Retirement, LLC, by William J. Schaefbauer II, Vice President. Approximately 17.12 ac. on the north side of Lincoln Avenue approximately 0’ north of the intersection of Lincoln Avenue & Estate Drive being Lot 1 in Primrose Retirement Communities & Parcel 1 in Orville Grimm 2 Parcelization. Ohio Twp. 28-6-9 *Advertised in The Standard on August 29, 2024.*

**PP-24-12:** PETITIONER: Ukon, LLC by Daniel Ubelhor, President, OWNER: Maken Corporation by Daniel Ubelhor, President. Approximately 4.83 acres located on the south side of Oak Grove Road approximately 300’ east of the intersection formed by Oak Grove Road & White Chapel Drive. Ohio Twp. 18 & 19-6-8 *Advertised in The Standard on August 29, 2024.*

**PP-24-13:** PETITIONER/OWNER: Maken Corporation by Daniel Ubelhor, President & Meuth Concrete Supply, Inc. by Roger Meuth, Owner. Approximately 6.38 ac. located on the north side of Prospect Dr. approximately 600’ east of the intersection formed by Prospect Drive & Commerce Drive being Lots 1, 2, & 3 In Warrick Research & Industrial Center No. 4 & Lot 42 in Baywater at Berkshire Phase 1 Subdivision. Ohio Twp. 19-6-8 *Advertised in The Standard on August 29, 2024. Advertised in The Standard on August 29, 2024.*

**PP-24-14:** PETITIONER/OWNER: Schnur Family Trust by Margaret Schnur, Trustee, Schnur Brothers Farms IV, LLC by Charles E. Schnur, Member, Anne Downey, Maria Eisterhold, Jane Baker, Lois Mitchell, Beverly Newcomb, Mike Schnur, Susan Davis, Tony Schnur, David Schnur, & Donna Lasher, Owners. Approximately 68.75 acres located on the east & west side of Epworth Road Approximately 1,000’ north of the intersection formed by Epworth Road & Vann Road. Ohio Twp. 20-6-9 *Advertised in The Standard on August 29, 2024.*

**PP-24-15:** PETITIONER: MMP Property Holdings, LLC by Joshua Lee Phillips, President OWNER. Joshua Lee Phillips. Approximately 0.49 acres located on the north side of Camp Brosend Road 0’ east of the intersection of Camp Brosend Road & Old SR 261 being Lot 1 in Big Daddy Subdivision. Ohio Twp. 27-6-9 *Advertised in The Standard on August 29, 2024.*

**PP-24-16:** PETITIONER/OWNER: Country Gal, LLC by Lisa Friedman-Warren, OWNER Approximately 2.81 acres located on the north side of Oak Grove Road Approximately 500’ east of the intersection formed by Oak Grove Road & White Chapel Road Boon Twp. 18-6-8 *Advertised in The Standard on August 29, 2024.*

**PP-24-17:** PETITIONER/OWNER: Casken, Inc. by Tina Sundys, President. Approximately 1.26 acres located on the east side of S Plaza Drive 0’ south of the intersection formed by S Plaza Drive & Rose Hill Drive being Parcel 1 in Newburgh Plaza South. Ohio Twp. 34-6-9 *Advertised in The Standard on August 29, 2024.*

**PP-24-18:** PETITIONER: Phenix Properties, LLC by Brian Hurst, Manager: OWNER: Phenix Properties, LLC by Brian Hurst, Mgr. & Warrick County Redevelopment Commissioner by Steve Roelle, Executive Director. Approximately 148.44 acres located on the north side of Nobles Chapel Road approximately 1,500’ east of the intersection formed by Nobles Chapel Road & SR 57 being Lot 11 in North Warrick Industrial Park Section 4 & part of Outlot A in North Warrick Industrial Park Section 1. Greer Twp. 7 & 18-4-9. *Advertised in The Standard on August 29, 2024.*

**REZONING:**

**PC-R-24-08:** PETITIONER/OWNER: Newburgh Retirement LLC by William J. Schaefbauer, II, Vice President. To rezone approximately 4.00 acres located on the north side of Lincoln Avenue approximately 0’ north of the intersection formed by Lincoln Avenue and Estate Drive from “A” Agricultural to “”PUD/R-3” Planned Unit Development consisting of Resort Zoning District, Ohio Twp. 28-6-9 being Parcel 1 in the Orville Grimm #2 Parcelization. *Advertised in The Standard on August 29, 2024.*

**PC-R-24-09:** PETITIONER: MGK Development, LLC by Shishu Bedi, Manager: OWNER: Schnur Family Trust by Margaret Schnur, Trustee, Schnur Brothers Farms IV, LLC by Charles E. Schnur, Member, Anne Downey, Maria Eisterhold, Jane Baker, Lois Mitchell, Beverly Newcomb, Mike Schnur, Susan Davis, Tony Schnur, David Schnur, & Donna Lasher, Owners. To rezone approximately 68.75 acres located on the east & west side of Epworth Road Approximately 1,000’ north of the intersection formed by Epworth Road & Vann Road from “A” Agricultural to “C-4” General Commercial Zoning Distritct. Ohio Twp. 20-6-9 *Advertised in The Standard on August 29, 2024.*

**OTHER BUSINESS:**

**COMP 23-03 & 23-04:** Harley & Paula Walker. 3284 & 3294 E SR 62. Possible zoning violation. *Continued from August 14, 2023, November 13, 2023, January 8, 2024, April 8, 2024, & June 10, 2024 meetings.*

**COMP 24-05:** Cornerstone Capital V LLC. 10611 SR 57. Possible zoning violation

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**