Applicants are reminded that all Return Receipts

From the Certified Mail of Public Hearing must be submitted prior to

Public Hearing for application to be heard.

**All Applicants and Property Owners**

## **and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER OF ATTORNEY

# AGENDA

## NOTICE OF MEETING

### WARRICK COUNTY AREA BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,

Third Floor, Historic Courthouse,

Boonville, Indiana

February 24, 2025 at 6:00 P.M.

North & South doors of the Historic Courthouse open at 5:40 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**ELECTION OF OFFICERS**:

To elect a Chairman of the Warrick County Board of Zoning Appeals to serve during 2025.

To elect a Vice-Chairman of the Warrick County Board of Zoning Appeals to serve during 2025.

**SET MEETING DATES, TIME, AND PLACE:**

Meetings to be held on the 4th Monday at 6:00 PM of each month in Commissioners Meeting Room, Third Floor, Court House, Boonville, Indiana; except for May (will be 4th Tuesday, May 27,2025) due to the holiday.

**ADOPTION OF RULES AND REGULATIONS:**

**MINUTES:** To approve the Minutes of the last regular meeting held December 23, 2025 and for no meeting held on January 27, 2025.

**SPECIAL USES:**

**BZA-SU-24-38:**

**APPLICANT/ OWNER:** Yellow Banks, LLC, by Charlie Peabody, Managing Member

**PREMISES AFFECTED:** Property located on the W side of Yellow banks Trail approx. 1200’ S of the intersection formed by Yellow banks Trail and Vincennes Road. Pigeon Twp. 31-3-6. *12733 Yellow banks Trail. Complete legal on file.*

**NATURE OF THE CASE:** Requests a Special Use, SU-1, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a 73.20 acre commercial recreation area, including but not limited to; primitive camping, recreational vehicle camping, cabin rentals, shower houses, beach access, concessions, restaurants, and a camp store. All in an “A” Agricultural Zoning District. *Advertised in The Standard December 12, 2024. (Continued from December 23, 2024)*

**VARIANCES:**

**BZA-V-25-01:**  App. Milestone Development, by Phillip Hartz, CEO O**:** Lighthouse Storage of Newburgh, LLC by Lauren Hartz, Managing Partner

Property located on the E side of Pollack Ave. approx. 150’ S of the int. formed by Pollack Ave. & SR 662. Ohio Twp. 33-6-9. Lot 2 in Lighthouse Landing Sub*. 5844 Pollack Ave.*

**NATURE OF THE CASE:** Requests a Variance, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an improvement location permit to be issued for mini-storage buildings without the required parking of 53 spaces (1/500 sf) showing 2. All in “C-4” General Commercial Zoning District. *Advertised in The Standard on February 13, 2025.*

**OTHER BUSINESS:**

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.