

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 BOARD OF ZONING APPEALS

Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
Monday November 28, 2022 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the minutes from the regular scheduled meeting on October 24, 2022.

VARIANCES:

BZA-V-22-37

APPLICANT: Taylor Davis

OWNER: Alvin Ticken

PREMISIS AFFECTED: Property located on the west side of Shady Lane approximately 45 feet northwest of the intersection formed by Shady Lane and 5th Street. Greer Twp. 18-4-9

NATURE OF THE CASE: Applicant 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: a SFD w/only 12' of direct access and 45' ingress/egress easement to a maintained ROW. (Minimum is 50'). All in an "A" Agricultural Zoning District.
Advertised in The Standard on November 17, 2022

SPECIAL USES:

BZA-SU-22-31

APPLICANT: Rustic Hills Solar, LLC by Jason Ellsworth CEO of Clenera Holdings LLC, Managing Mbr.

OWNER: Cornell Excavating, LLC by Guy Cornell III, President; Guy & Shirley Cornell by Guy Cornell III, Personal Representative; Guy III & Karen Cornell, Owners; Volkman Family Farm LLC by Brian F. Volkman, Mbr. And Joe F. Volkman, Mbr.; Ruth Norine Keller, Owner;

Leonard Keller Trust, by Leonard Keller, Trustee; Theodore & Joyce Keller Trust by Joyce Keller, Trustee; William Wendell Kroeger, Owner

PREMISES AFFECTED: Property located on the East side of SR 61. Lying South of Addington Road, North of Kaiser Road, and West of Yankeetown Road. Sections 27-6S-8W & 28-6S-8W Boon Twp. *Complete legal on file*

NATURE OF THE CASE: Applicant requests a special use from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: approximately 709 acre to be used for Commercial Solar Energy System (CSES) all in an “A” Agricultural Zoning District. *Advertised in The Standard on November 17, 2022*

BZA-SU-22-32

APPLICANT: Rustic Hills Solar II, LLC by Jason Ellsworth CEO of Clenera Holdings LLC, Managing Mbr.

OWNER: Cornell Excavating, LLC by Guy Cornell III, President; Volkman Family Farm LLC by Brian F. Volkman, Mbr. And Joe F. Volkman, Mbr.; Ruth Norine Keller, Owner; Leonard Keller Trust, by Leonard Keller, Trustee; Theodore & Joyce Keller Trust by Joyce Keller, Trustee

PREMISES AFFECTED: Property located along SR 61 lying south of Roeder Road and west of Yankeetown Road. Sections 20,21,22,27,28,29-6S-8W Boon & Ohio Twp. *Complete legal on file.*

NATURE OF THE CASE: Applicant requests a special use from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: approximately 750 acre to be used for Commercial Solar Energy System (CSES) all in an “A” Agricultural Zoning District. *Advertised in The Standard on November 17, 2022*

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.