

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  
October 24, 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:**

**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. *Tabled from the September 26, 2022 meeting.*

**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. *Tabled from the September 26, 2022 meeting.*

### **VARIANCES:**

#### **BZA-V-22-33**

**APPLICANT:** Kevin Hennessy

**OWNER:** Warrick Real Estate, LLC by Maureen Ford, Director

**PREMISES AFFECTED:** Property located southwest side of Lot 2 ALCOA-APGI Subdivision approximately 4300’ south of the intersection formed by SR 66 and SR 61 Anderson TWP. Lot No. 2 & 3 in ALCOA-APGI Subdivision and Pt 9-7-8

**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 a Major Subdivision to be filed with 0’ setbacks. All in a “M-2” General Industrial Zoning District. *(Advertised in The Standard on October 13, 2022)*

#### **BZA-V-22-34**

**APPLICANT & OWNER:** Daniel & Sandy Jones

**PREMISES AFFECTED:** Property located on the north side of SR 662 approximately 0’ NE of the intersection formed by SR 662 and Old Stonehouse Drive, Ohio TWP. Lot No. 4 in Old Stonehouse Estates Subdivision. *6766 Old Stonehouse Dr.*

**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 single-family dwelling to be built 19’ into the 25’ rear setback line, leaving a 6’ rear yard. All in a “R-1A” One-Family Dwelling Zoning District. *(Advertised in The Standard on October 13, 2022)*

#### **BZA-V-22-35**

**APPLICANT & OWNER:** Walter O Jr. & Terry Hale

**PREMISES AFFECTED:** Property located on the west side of Pelzer Road approximately 575’ south of the intersection formed by Pelzer Road and New Hope Road. Boon TWP. 24-6-8 *3133 S. Pelzer Rd.*

**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 single-family dwelling on property with an existing single-family dwelling to be removed within 180 days after receiving the COO. All within a “R-1A” One-Family Dwelling Zoning District. *(Advertised in The Standard on October 13, 2022)*

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.