

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, January 23, 2023 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 2023.

To elect a Vice-Chairman of the Warrick County Board of Zoning Appeals to serve during 2023.

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 December 2023.

ADOPTION OF RULES AND REGULATIONS:

MINUTES: To approve the Minutes of the last regular meeting held December 28, 2020.

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 (Continued from December 27, 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 (Continued from December 27, 2022)*

VARIANCES:

BZA-V-23-01

APPLICANT & OWNER: Hashim & Minahil Hussain

PREMISES AFFECTED: Property located on the north side of Pebble Creek Dr. approximately 0 feet NW of the intersection formed by Pebble Creek Dr and Montgomery Ct. Ohio Twp. 22-6-9 3547 *Montgomery Ct*

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 six (6) foot tall privacy fence in a required street side yard thus requesting a two (2) feet relaxation from the regular height requirements of four (4) feet, all in an “R-2B” Multiple Family Apartments Zoning District *Advertised in The Standard January 12, 2023*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.