

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  
Tuesday, December 27, 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 November 28,  
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 (Tabled from  
November 17, 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. *Advertised in The Standard on November 17, 2022 (Tabled from November 17, 2022 meeting)*

**BZA-SU-22-40**

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

**PREMISES AFFECTED:** Property located on the west side of Yellowbanks Trail approximately 0 feet south of the intersection formed by Yellowbanks Trail and Vincennes Road. Pigeon Twp. 31-3-6 12733 Yellowbanks Trail *(Complete legal on file)*

**NATURE OF THE CASE:** Applicant 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 house, concessions, beach access, restaurants, and camp store all in an “A” Agricultural Zoning District. *Advertised in The Standard December 15, 2022*

**VARIANCES:**

**BZA-V-22-39**

**APPLICANT & OWNER:** Five Blessings, LLC by Renee Jiminez, Member

**PREMISES AFFECTED:** Property located on the south side of Rose Hill Dr. approximately 150 feet east of the intersection formed by Rose Hill Drive and Old SR 261, Ohio Twp. 34-6-9 8133 Rose Hill Drive *(Complete legal on file)*

**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: an 8’x8’ pole sign within the 5’ property setback line on the north and west lines. All in a “C-4” General Commercial Zoning District. *Advertised in The Standard December 15, 2022*

**BZA-V-22-41**

**APPLICANT:** Brandi Holder

**OWNER:** Brock M. Holder & Tracy M. Forbey

**PREMISES AFFECTED:** Property located on the east side of Owensboro Road approximately 2100 feet south of the intersection formed by Owensboro Road and Maple Grove Road. Boon Twp.1-6-8 400 Owensboro Road *(Complete legal on file)*

**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 Parcelization with 2 proposed lots not meeting the 50' minimum frontage on a dedicated and maintained roadway in an "A" Agricultural Zoning District. *Advertised in The Standard December 15, 2022*

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.