

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, March 25, 2024 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held February 26, 2024.

SPECIAL USES:

BZA-SU-24-03

APPLICANT: Husk Signs, by Kathy Heck, Acct. Ex

OWNER: Warrick County School Corporation, by Abbie Redman, School Superintendent

PREMISIS AFFECTED: Property located on the west side of State Road 261 approximately 0'
south of the intersection formed by Oak Grove Road and State Road 261. Ohio Twp. 23-6-9.
Complete legal on file. 3077 SR 261.

NATURE OF THE CASE: Applicant requests a Special Use, SU-8, from the requirements as
set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a 3'x
8' Electronic Message Center in an existing sign. *Advertised in The Standard March 14, 2024.*

BZA-SU-24-04

APPLICANT/ OWNER: Jeffrey & Jeanette Antalek

PREMISIS AFFECTED: Property located on the west side of State Road 161 approximately .5
miles south of the intersection formed by Byers Road and State Road 161. Pigeon Twp. 30-4-6.
Complete legal on file. 7011 N SR 161.

NATURE OF THE CASE: Applicant requests a Special Use, SU-31, from the requirements as
set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an
accessory dwelling unit (ADU) in "A" Agricultural Zoning District. *Advertised in The Standard
March 14, 2024.*

BZA-SU-24-06

APPLICANT/ OWNER: Alcoa Fuels. Inc. by William Driskell., Power Plant Manger

PREMISIS AFFECTED: 2720 acres located on the south side of New Harmony Road and 796 acres located on the south side of Millersburgh Road approximately 1 mile northwest of the intersection formed by Eskew Road and Millersburgh Road. Boon 16, 17, 18, 19, 20, 21, 29, 30-5-8. Campbell 13-5-9 & Ohio 24-5-9 Twp. *Complete legal on file.*

NATURE OF THE CASE: Applicant requests a Special Use, SU-13, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a mineral extraction, storage and processing in an Urban Area in a “CON” Conservancy & Recreation Area & “A” Agricultural Zoning District. *Advertised in The Standard March 14, 2024.*

BZA-SU-24-07

APPLICANT: Chief Deputy Trustee of Ohio Township by Lynda Province

OWNER: Ohio Township Trustee, Chad Bennett by Lynda Province, Chief Deputy Trustee of Ohio Township

PREMISIS AFFECTED: Property located on the west side of Libbert Road approximately 0’ north of the intersection formed by Libbert Road and Vann Road. Ohio Twp. 21-6-9.

Complete legal on file. 3433 Libbert Road.

NATURE OF THE CASE: Applicant requests a Special Use, SU-1 & SU-11, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow the expansion of an existing SU-1 & SU-11 for a community park and community center; All in an “A” Agricultural and “C-3” Highway Commercial Zoning Districts. *Advertised in The Standard March 14, 2024.*

VARIANCES:

BZA-V-24-02

APPLICANT: Jason Fuchs, Fuchs Surveys & Maps

OWNER: Tefco, Inc., by Tharon Freudenberg, President

PREMISIS AFFECTED: Property located on the northeast side of State Road 61 approximately 300’ southeast of the intersection formed by State Road 61 and State Road. Hart Twp. 3-4-8.

Complete legal on file. 118 S. Main St.

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 sign with an Electronic message center (SU-8) not meeting the minimum 5’ setback. Proposed sign is 0’ from the property line. All in a “C-4” General Commercial Zoning District. *Advertised in The Standard March 14, 2024.*

BZA-V-24-05

APPLICANT: William Brown III

OWNER: William III & Lindsey Brown

PREMISIS AFFECTED: Property located on the west side of Owensboro Road approximately 4100’ south of the intersection formed by Maple Grove Road and Owensboro Road. Boon Twp. 2-6-8. Parcel 2 in Exempt Division #278. *Complete legal on file. 755 S Owensboro Road.*

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 single family

dwelling (SFD) to be constructed on property with an existing SFD to be converted to storage after C.O.O issued. All in an "A" Agricultural Zoning District. *Advertised in The Standard March 14, 2024.*

OTHER BUSINESS:

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.