

**Area Plan Commission**  
**August 4, 2025, at 6:00 p.m.**  
**Agenda**

The Area Plan Commission meeting will have a regular meeting on August 4, 2025, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana as well as via Zoom.

Area Plan is inviting you to a scheduled Zoom meeting.

Topic: Area Plan Commission  
Time: Aug 4, 2025, 06:00 PM Eastern Time (US and Canada)  
Join Zoom Meeting

<https://us02web.zoom.us/j/85886558636?pwd=SpXVb6mRjWYUqosSCzut8wmdsEOJoZ.1>

Meeting ID: 858 8655 8636  
Passcode: 134038

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The **first item** of business will be the reading, correction and approval of the minutes from the July 7, 2025, meeting.

The **second item** of business will be the rezone request of Amy Armes & Scott Gabbard. They would like to rezone parcel #40-09-35-300-068.000-003 located at 1571 E Buckeye Street, North Vernon, from Commercial to Commercial-Planned Business. The rezone will bring this property into compliance for its usage.

Commonly known as: 1571 E Buckeye Street, North Vernon IN 47265

Legal Description: PT N ½ SWQ 35-7-8 1.06

Map Number: 40-09-35-300-068.000-003

**Recommendation of the Essential Service Committee:**

After a brief discussion, Keith Messer made the motion to approve the rezone. Cheryl Miller seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their August 4, 2025 meeting.

The **third item** of business will be the approval/denial of a 2008 double wide mobile home for Haylea Caudill. The home is currently at 4050 E CR 500 S Dupont and will be moved to 4100 S CR 700 E Dupont. Inspector Woodbeck will be doing an inspection of the mobile home.

The **fourth item** of business will be the approval/denial of a double wide mobile home for Juan E Monroy Bautista. The home is currently located at 1301 W York Rd, Lot #94 Austin, IN and will be moved to 1754/1755 Country Manor St. Since this is currently out of county Inspector Woodbeck did not do an inspection on it. Country Squire Lakes has issued their permit for it to be moved there.

The **fifth item** of business will be the “Show Cause” hearing on Case #1302 for Dennis Carmichael Jr’s property located at 1577 Meadow Grove Cir, North Vernon. The property owner and Current Resident have been notified that all clutter, debris, furniture, unlicensed/inoperable vehicles and overgrown vegetation be removed from the property. The property remains in violation.

The **sixth item** of business will be the “Show Cause” hearing on Case #1696 for Casey Caudill’s property located at 6975 N Base Road, North Vernon. The property owner has been notified that all trash, debris, unnecessary clutter and any unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

The **seventh item** of business will be the “Show Cause” hearing on Case #1439 for Christopher & Carri Hinchman’s property located at 727 Walnut Grove Lane, North Vernon. The property owner and Kajsa Daigle (Current Resident) have been informed that all trash, debris, old tires and unlicensed/inoperable vehicles be removed from the property. The letters to the Hinchman’s have been returned as Not Deliverable As Addressed and no current address has been found. The property remains in violation.

The **eighth item** of business will be the “Show Cause” hearing on Case #1723 for Robert E McDaniel’s property located at 731 Walnut Grove Lane, North Vernon. The property owner has been notified that all trash, debris and unlicensed/inoperable vehicles be removed from the property. This was brought before the board at the July 7, 2025 meeting and was tabled. The property remains in violation.

The **ninth item** of business will be the “Show Cause” hearing on Case #1082 for Nicolas Sebastian Tomas Nicolas and Ana Diego Ignacio’s property located at 818 Hoosier Street, North Vernon. The property owners have been notified that all trash, debris, litter and overgrown vegetation be removed from the property. The home is showing exterior deterioration/decay that needs taken care of. The property remains in violation.

The **tenth item** of business will be the “Show Cause” hearing on Case #1613 for Josh & Samantha Patton’s property located at 1035 N River Road, North Vernon. The property owners have been notified that all trash, debris, unnecessary clutter, tires and unlicensed/inoperable vehicles be removed from the property. He spoke with Director Shepherd and said he was going to apply for a home-based business before June 6, 2025, but has not done that yet. The property remains in violation.

The **eleventh item** of business will be the “Show Cause” hearing on Case #1785 for Trevor Pearson’s property located at 804 Buckeye Street, North Vernon. The property owner has been notified that all trash, debris, unnecessary clutter, furniture and overgrown vegetation be removed from the property. The property remains in violation.

The **twelfth item** of business will be the “Show Cause” hearing on Case #1671 for Timothy Ross and Daniel Ross’s property located at 9295 W CR 900 S, Paris Crossing. The property owners have been notified that all trash, litter and debris need to be removed from the property. It appears they are living in non-residential structures on the property in unhealthy living conditions. The property remains in violation.

The **thirteenth item** of business will be the “Show Cause” hearing on Case #51 for Isiah & Amy Schafstall’s property located at 1200 Ferngrove Avenue, North Vernon. The property owners have been notified that all trash, litter and debris be removed from the property. The property remains in violation.

The **fourteenth item** of business will be the “Show Cause” hearing on Case #1584 for Timothy & Judy Sidwell’s property located at 7755 N State Hwy 3, North Vernon. The Board needs to review this property.

The **fifteenth item** of business will be the "Show Cause" hearing on Case #1111 for Ralph C Wilson's property located at 3009 Kensington Square, North Vernon. The property owner has been notified that all overgrown vegetation/grass needs to be removed. Also it appears the mobile home is abandoned. Mr. Wilson's sister called and said that he is in a nursing home. The property remains in violation.

The **sixteenth item** of business will be the opening of bids for the clean-up and/or demo on the following properties:

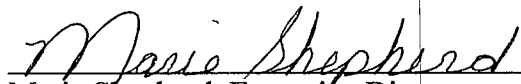
Thomas Harris 1126 Wildwood Rd, North Vernon. Clean-up  
Michael Hess 2525 W Old US Hwy 50, North Vernon. Clean-up  
John & Patricia Wyrick 1215 N CR 175 E, North Vernon. Clean-up

**Old Business:**

**New Business:**

**Adjournment**

Respectfully submitted,

A handwritten signature in cursive script, reading "Marie Shepherd", is written over a horizontal line.

Marie Shepherd, Executive Director  
Jennings County Area Plan Commission