

Area Plan Commission
July 7, 2025
Minutes

The Area Plan Commission meeting held a regular meeting on July 7, 2025, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana as well as via Zoom. President Chad Ebinger called the meeting to order at 6:00 p.m.

Those present: Chad Ebinger, John Post, Dave Woodall, Eli Brown, Shane Boswell, Travis Shepherd, Pat Kirchner, Toby Taylor, Attorney Brad Kage, Inspector Danny Woodbeck and Executive Director Marie Shepherd. **Absent:** Tiger Zamora

The **first item** of business was the reading, correction and approval of the minutes for the June 2, 2025, meeting. After reviewing the minutes, Shane Boswell made the motion to approve the minutes. Travis Shepherd seconded the motion. This passed with 7 members voting in favor and 1 member (Chad Ebinger) abstaining.

The **second item** of business was the approval/denial of a 1981 single wide mobile home for Ben Seastrom. The mobile home is currently at 5475 N Base Road, North Vernon, and is being moved to 9920 W CR 750 N Elizabethtown. Inspector Danny Woodbeck did an inspection on the home on July 3.

Ben Seastrom stated that he found out this is a 1987 mobile home instead of a 1981. Inspector Danny Woodbeck did an inspection on the mobile home and stated it was in very good condition. After a brief discussion, Dave Woodall made a motion to approve the mobile home. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

The **third item** of business was the "Show Cause" hearing on Case #1420 for the property of Eric Armstrong located at 2134 Ascot Court, North Vernon. The property owner has been notified of all debris, clutter, unlicensed/inoperable vehicles and overgrown vegetation be removed from the property. The property remains in violation.

After a brief discussion with Eric Armstrong, Travis Shepherd made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Shane Boswell seconded the motion. This passed unanimously with 8 members voting in favor.

The **fourth item** of business was the "Show Cause" hearing on Case #741 for the property of Dennis Carmichael Jr located at 3060 N Washington St, Butlerville. The property owner has been notified that all debris, clutter and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

Dennis Carmichael stated that all the vehicles are licensed, except for the blue car and he is selling it. After a brief discussion, Toby Taylor made a motion to give them 30 days to come into compliance and if not in compliance, file for legal action. Shane Boswell seconded the motion. This passed with 5 members voting in favor and 2 members (Travis Shepherd and Eli Brown) voting to deny and 1 member (Dave Woodall) abstaining.

The **fifth item** of business was the "Show Cause" hearing on Case #1605 for the property of Mary Marlina Finley located at 8 Hoosier Drive, North Vernon. The property owner has been notified that all clutter, debris and unlicensed/inoperable vehicles be removed from the property. Also, it is against county ordinance to have boarded up windows. The property remains in violation.

The property owner was not present. After a brief discussion, Dave Woodall made a motion to give her 30 days to come into compliance and if not in compliance, file for legal action. Shane Boswell seconded the motion. This passed with 7 members voting in favor and 1 member (Eli Brown) voting to deny.

The **sixth item** of business was the "Show Cause" hearing on Case #133 for the property of Michael Hartwell located at 229 Hawthorne Dr, North Vernon. The property owner and Current Resident (property owner's uncle) has been notified that all clutter and debris need to be removed from the property. There is also a ladder up to the front door instead of steps/porch which appears very unsafe. The property remains in violation.

After a brief discussion with Michael Hartwell and Curtis Stanley, Travis Shepherd made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Shane Boswell seconded the motion. This passed unanimously with 8 members voting in favor.

The **seventh item** of business was the "Show Cause" hearing on Case #1529 for the property of Michael D Hunter's located at N CR 400 E, North Vernon. The property owner has been notified that all clutter, debris and the unsafe building be removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **eighth item** of business was the "Show Cause" hearing on Case #1166 for the property of Island Construction's located at 5200 S State Hwy 3, North Vernon. The property owner has been notified that the home on their property appears abandoned and unsafe. They also do not have a remodel permit for the property. The property remains in violation.

The property owner was not present. After a brief discussion, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

The **ninth item** of business was the "Show Cause" hearing on Case #512 for the property of Angela McCleery located at 3163 Langston Way, North Vernon. The property owners have been notified that all clutter and debris need removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. John Post seconded the motion. This passed unanimously with 8 members voting in favor.

The **tenth item** of business was the "Show Cause" hearing on Case #1688 for the property of Robert S. & Vickie McDaniel located at 2130 Ascot Court, North Vernon. The property owners have been notified that all clutter and debris need removed from the property. The underpinning on the mobile home needs repaired. The property remains in violation.

After a brief discussion with Vickie McDaniel, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **eleventh item** of business was the "Show Cause" hearing on Case #1723 for the property of Robert E McDaniel located at 731 Walnut Grove Lane, North Vernon. The property owner has been notified that all clutter, debris and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

Robert McDaniel stated the camper and vehicles are parked on the county road and not on his property. After a brief discussion, Shane Boswell made a motion to table this item. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

The **twelfth item** of business was the "Show Cause" hearing on Case #1675 for the property of Terrie A Phillips located at 2220 Avonshire Court, North Vernon. The property owner is deceased, and we have been unable to locate any heirs. The property is obviously abandoned and has clutter, debris, overgrown vegetation and signs of extreme deterioration.

The property owners were not present. After a brief discussion, Dave Woodall made a motion to file for legal action. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

The **thirteenth item** of business was the "Show Cause" hearing on Case #1538 for the property of Mark Thomas located at 8310 N State Hwy 7, North Vernon. The property owner has been notified that all clutter, debris and overgrown vegetation need to be removed from the property. The property is also showing exterior deterioration/decay. Also, he did not obtain a business permit. The property remains in violation.

The property owner was not present. After a brief discussion, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

The **fourteenth item** of business was the "Show Cause" hearing on Case #1565 for the property of Cynthia Thompson and Barbara Edman located at 3614 Townsend Place, North Vernon. The mailing address we have is not the correct one and we have been unable to obtain a new one. The property has clutter, debris and unlicensed/inoperable vehicles that need to be removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Dave Woodall made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **fifteenth item** of business was the "Show Cause" hearing on Case #1742 for the property of Herman & Susan Wall located at 3585 Atkinson Circle, North Vernon. The property owners have been notified that all clutter, debris and overgrown vegetation need removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Shane Boswell made a motion to file for legal action with a \$500 fine. The fine is stayed/suspended if the property is brought into compliance before the court hearing. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

The **sixteenth item** of business was the opening of bids for the following properties:

Brad Kage opened the bid for Case #725: property owner, David Culp - 1973 Chatsworth Lane, CSL, North Vernon to remove all the junk, debris, salvage and unnecessary clutter and demolish and remove the manufactured home. The bid was: Mahoy Construction for \$1,900. After reviewing the bid, Toby Taylor made a motion to award the bid to Mahoy Construction for \$1,900. Shane Boswell seconded the motion. This passed unanimously with 8 members voting in favor.

Brad Kage opened the bid for Case #809: property owner, Lillian Heath 2078 Buckingham Drive, CSL, North Vernon to demolish and remove the manufactured home. The bid was: Mahoy Construction for \$1,900. After reviewing the bid, Shane Boswell made a motion to award the bid to Mahoy Construction for \$1,900. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

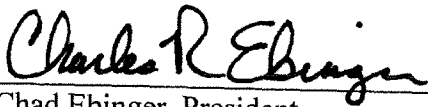
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Shane Boswell made the motion to adjourn. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

Respectfully submitted,



Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission