

**Board of Zoning Appeals Meeting**  
**August 21, 2025, at 6:00 p.m.**  
**Agenda**

The Board of Zoning Appeals will have a regular meeting on August 21, 2025, at 6:00 p.m. at the Jennings County Government Center's 1<sup>st</sup> Floor Meeting Room, also available via zoom.

Area Plan is inviting you to a scheduled Zoom meeting.

Topic: Board of Zoning Appeals  
Time: Aug 21, 2025, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89563552603?pwd=alwJdowxeq2Oa7DFMk9BoauqXABcek.1>

Meeting ID: 895 6355 2603

Passcode: 506214

---

One tap mobile

+16469313860,,89563552603#,,, \*506214# US

+13017158592,,89563552603#,,, \*506214# US (Washington DC)

---

Dial by your location

- +1 646 931 3860 US • +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US • +1 309 205 3325 US
- +1 312 626 6799 US (Chicago) • +1 646 558 8656 US (New York)
- +1 360 209 5623 US • +1 386 347 5053 US
- +1 507 473 4847 US • +1 564 217 2000 US
- +1 669 444 9171 US • +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US • +1 719 359 4580 US
- +1 253 205 0468 US • +1 253 215 8782 US (Tacoma) • +1 346 248 7799 US (Houston)

Meeting ID: 895 6355 2603

Passcode: 506214

Find your local number: <https://us02web.zoom.us/j/89563552603?pwd=alwJdowxeq2Oa7DFMk9BoauqXABcek.1>

The **first item** will be the reading, correction, and approval of the minutes of the June 26, 2025, meeting.

The **next item** of business will be the variance request of the State Street Community Worship Center represented by Robert Dean of Indiana Culinary Design Ventures LLC who is purchasing this building on contract. He needs a variance to use a 340 sq ft shipping container for outside storage located at Chestnut & Jennings Street, North Vernon. He also plans to convert the 3<sup>rd</sup> floor of the State Street Community Worship Center into a residential living space. He would need a variance to allow living space within the commercial building that is being used for the sale of home design-related items such as furniture & antiques.

Commonly known as: 104 S State Street, North Vernon IN 47265

Chestnut & Jennings Street, North Vernon IN 47265

Legal Description: BLOCK 00 434, 435

NV 436, 00 437, 00

Map Number: 40-09-34-340-027.000-004

40-09-34-340-019.000-004

The **next item** of business will be the variance request of Ralph & Gega Sharp represented by Scott Roth. They would like to allow for living quarters in the basement of Grateful Grub located at 1007 Buckeye Street, North Vernon. The commercial building has an existing finished area of the basement, and it is approximately 750 square feet. This includes a kitchen, living area and two bedrooms. The door from the basement leading into the retail food establishment has been sealed off as directed by the Jennings County Health Department, and as



of a follow up visit on July 18, 2025, they are now in compliance with JCHD. If approval is granted for living quarters, Scott will obtain a building permit and make any and all changes or modifications required by code as discussed with the building inspector on July 29, 2025.

Commonly known as: 1007 Buckeye Street, North Vernon IN 47265

Legal Description: COUNTRY CLUB LOTS 15, 16, 17 PT 18

Map Number: 40-09-34-420-037.000-004

The **next item** of business will be the **"Special Use" Review** of Donald J & Angela J Collins. They would like to continue operating a home-based business at 9415 W Co Rd 750 S, Paris Crossing. They have been operating this business since April 15, 2021. The business is called Collins Gunsmithing & it consists of gunsmith work, selling, cleaning & repairing firearms as well as selling accessories for the firearms. There will not be any test firing done at this site. The business hours will be Monday through Wednesday from 4:00 p.m. to 8:00 p.m. Friday from 3:00 p.m. to 8:00 p.m. Saturday and Sunday from 10:00 a.m. to 6:00 p.m. Mr. Collins doesn't have any other employees currently. They have placed a 5 sq ft sign in the yard to advertise their business. He has parking spaces for customers on the property.

Commonly known as: 9415 W Co Rd 750 S, Paris Crossing IN 47270

Legal Description: PT NW ¼ SEQ 18-507 1 AC

Map Number: 40-17-18-400-025.000-008

The **next item** of business will be the **"Special Use" Review** of Jacob Joosten. He would like to continue a home-based business that is located at 750 N County Rd 175 E, North Vernon. He has been operating this business since 3/3/2021. The business is called JJ Guns & Pyro LLC. The business consists of laser engraving, gunsmith work, manufacturing and selling guns. There will not be any test firing done at this site. The business hours are Wednesday through Friday from 3:00 p.m. to 6:00 p.m. and Saturday 12:00 p.m. to 6:00 p.m. Mr. Joosten does not plan on having any employees and does not have a sign up to advertise the business. parking for customers on the property.

Commonly known as: 750 N Co Rd 175 E, North Vernon IN 47265

Legal Description: PT W ½ NEQ 1-6-8 12.70 AC

Map Number: 40-12-01-100-001.001-012

The **next item** of business will be the Home-Based Business "Special Use" request of Dustin Sanders. He would like to continue to operate a business at his home located at 3160 N Washington Street, Butlerville. The business consists of tree trimming, tree removal, stump grinding, stone & dirt hauling, and junk removal. He has outside storage for his equipment. He has no set business hours; it is based on demand. This was tabled at the June 26, 2025, meeting to gather more information and documentation from IDEM.

Commonly known as: 3160 N Washington Street, Butlerville IN 47223

Legal Description: PT SE ¼ SWQ 22-7-9 5.245 AC

Map Number: 40-08-22-340-044.000-002

The **next item** of business will be the **Hearing** on Wiper Corporation for the structure located at 201 E. White Street, North Vernon, IN. Due to the potential structural instability and potential collapse, the structure at 201 E White Street, North Vernon, IN is deemed an unsafe building and is therefore condemned on July 22, 2025.

The Hearing Authority may determine the building to be abandoned as provided in Ind Code 36-7-37. At the conclusion of the Hearing, the Hearing Authority may make findings and act to: (1) affirm the Order; (2) rescind the Order; or (3) modify the Order. In addition to affirming the Order, if the Hearing Authority finds that there has been a willful failure to comply with the Order, the Hearing Authority may impose a civil penalty

not to exceed five thousand dollars (\$5,000.00). Additionally, the Hearing Authority may impose further civil penalties in accordance with the relevant provisions of the Indiana Code.

Commonly known as: 201 E. White Street, North Vernon, IN

Legal Description: OLCOTT #2 5

Map Number: 40-12-03-230-007.000-004

The **next item** of business will be the **Hearing** on Greg A. Daeger for the structure located at 1236 W. O & M Avenue, North Vernon, IN. Due to the findings, the structure at **1236 W. O & M Avenue, North Vernon, IN** is deemed an unsafe building and is therefore condemned on July 23, 2025.

Hearing Authority may determine the building to be abandoned as provided in Ind Code 36-7-37. At the conclusion of the Hearing, the Hearing Authority may make findings and act to: (1) affirm the Order; (2) rescind the Order; or (3) modify the Order. In addition to affirming the Order, if the Hearing Authority finds that there has been a willful failure to comply with the Order, the Hearing Authority may impose a civil penalty not to exceed five thousand dollars (\$5,000.00). Additionally, the Hearing Authority may impose further civil penalties in accordance with the relevant provisions of the Indiana Code.

Commonly known as: 1236 W. O & M Avenue, North Vernon, IN

Legal Description: PT SW1/4 NWQ 33-7-8 .89 AC

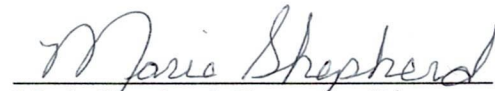
Map Number: 40-09-33-200-025.001-004

**Old Business:**

**New Business:**

**Adjournment:**

Respectfully submitted,

A handwritten signature in cursive script that reads "Marie Shepherd". The signature is written in dark ink and is positioned above a horizontal line.

Marie Shepherd, Executive Director  
Jennings County Area Plan Commission