

Area Plan Commission
August 4, 2025
Minutes

The Area Plan Commission held a regular scheduled 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. President Chad Ebinger called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the July 7, 2025, meeting. After reviewing the minutes, Shane Boswell made the motion to approve the minutes. Toby Taylor seconded the motion. This passed unanimously with 9 members voting in favor.

The **second item** of business was 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.

After a brief discussion with Amy Armes, Dave Woodall made the motion to approve the rezone. Pat Kirchner seconded the motion. This passed unanimously with 9 members voting in favor. The Jennings County Commissioners will hear the request at their August 7, 2025 meeting.

The **third item** of business was 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.

After a brief discussion with Ms. Caudill, Eli Brown made a motion to approve the mobile home. Travis Shepherd seconded the motion. This passed unanimously with 9 members voting in favor.

The **fourth item** of business was 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.

After a brief discussion, Shane Boswell made a motion to approve the mobile home. Pat Kirchner seconded the motion. This passed unanimously with 9 members voting in favor.

The **fifth item** of business was 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. This item was dismissed.

The **sixth item** of business was 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.

After a brief discussion with Casey Caudill, Pat Kirchner made a motion to monitor for 30 days. Shane Boswell seconded the motion. This passed with 8 members voting in favor and 1 member (Eli Brown) voting to deny.

The **seventh item** of business was 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. This item was dismissed.

The **eighth item** of business was 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.

After a brief discussion with Mr. McDaniel, Shane Boswell made a motion to give them 30 days to come into compliance and if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed with 8 members voting in favor and 1 member (Chad Ebinger) voting to deny.

The **ninth item** of business was 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 property owners were not present. After a brief discussion, Eli Brown made a motion to dismiss. Dave Woodall seconded the motion. This passed with 8 members voting in favor and 1 member (John Post) voting to deny.

The **tenth item** of business was 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.

After a discussion with Josh Patton, Dave Woodall made a motion to monitor for 60 days. Shane Boswell seconded the motion. This passed with 8 members voting in favor and 1 member (Pat Kirchner) voting to deny.

The **eleventh item** of business was 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.

Trevor Pearson stated via zoom that the tenants are being evicted, and he is getting a dumpster to clean the property up. After a brief discussion, Pat Kirchner made a motion to monitor for 30 days. John Post seconded the motion. This passed unanimously with 9 members voting in favor.

The **twelfth item** of business was 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. This item was tabled until October, it was sold on a tax sale.

The **thirteenth item** of business was 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 property owner was not present. After a brief discussion, Tiger Zamora made a motion to monitor for 30 days. John Post seconded the motion. This passed unanimously with 9 members voting in favor.

The **fourteenth item** of business was 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.

Mr. Sidwell’s attorney Tara K. Herlitz with Beck Rocker LLC submitted a letter stating that Sidwell’s property would be exempt from the need to obtain a building permit for the dwelling on the property, because the structure is a private residence built entirely by Mr. Sidwell for use as his personal residence under I.C. §36-7-8-3(d). Mr. Sidwell is actively working with the Health Department to obtain a septic permit and bring it into compliance.

Director Shepherd stated that she would like to see a copy of the letter as well as the minutes recorded for future reference.

After a brief discussion with Tim Sidwell, Travis Shepherd made a motion to dismiss. Eli Brown seconded the motion. This passed with 6 members voting in favor and 3 members (Dave Woodall, Toby Taylor and Shane Boswell) voting to deny.

The **fifteenth item** of business was 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.

Director Shepherd updated the board on the case and stated that a good Samaritan has mowed the lawn. Kayla Coleman stated she did the weed eating along the ditch line and will continue to take care of it.

The property owner was not present. After a brief discussion, Dave Woodall made a motion to dismiss. Eli Brown seconded the motion. This passed with 8 members voting in favor and 1 member (Shane Boswell) voting to deny.

The **sixteenth item** of business was the opening of bids for the clean-up and/or demo on the following properties: Thomas Harris's property located at 1126 Wildwood Rd, North Vernon for clean-up; Michael Hess's property located at 2525 W Old US Hwy 50, North Vernon for clean-up and John & Patricia Wyrick's property located at 1215 N CR 175 E, North Vernon for clean-up. No bids were received.

Old Business: None

New Business:

Travis Shepherd made a motion to discontinue Zoom since we are now required to livestream meetings. Dave Woodall seconded the motion. This passed with 7 members voting in favor and 2 members (Chad Ebinger and John Post) voting to deny.

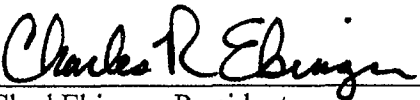
Eli Brown asked how we are prioritizing cases. Director Shepherd explained the system on how the cases are filed and how they are followed up on.

John Post asked about an update on the Red Man building. Director Shepherd advised it was going to court on September 24th. Inspector Woodbeck met with Terry Thompson and discussed what all needed to be done, including they will need a Construction Design Release from the state.

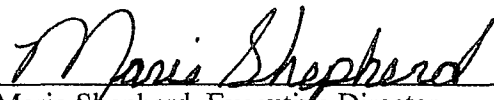
Adjournment:

With no further business to discuss, Dave Woodall made the motion to adjourn. Travis Shepherd seconded the motion. This passed unanimously with 9 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