

Board of Zoning Appeals Meeting
October 16, 2025
Minutes

The Board of Zoning Appeals held a regular meeting on October 16, 2025, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. The meeting was called to order by Tiger Zamora at 6:00 p.m.

Those present: Tiger Zamora, Eli Brown, Lola Post, Jason Sanders, Pamela Woodall and Executive Director Marie Shepherd.

The **first item** was the reading, correction, and approval of the minutes of the September 18, 2025, meeting. After reviewing the minutes, Lola Post made the motion to approve the minutes as prepared. Eli Brown seconded the motion. This passed unanimously with 5 members voting in favor.

The **second item** of business was the variance request of Clayton Henderson. He would like to place a new home located at 9490 W State Hwy 250, Crothersville. The structure will sit 95.5' from south side property line, and a 17' variance is needed to meet the 112.5 front setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 9490 W State Highway 250, Crothersville IN 47229
Legal Description: PT SW ¼ SEQ 30-5-7 1.32 AC
Map Number: 40-17-30-400-020.000-008

After discussing the variance with Clayton Henderson, Jason Sanders made a motion to approve the variance. Lola Post seconded the motion. This passed unanimously with 5 members voting in favor.

The **third item** of business was the variance request of Jessica & Benjamin Olden. They would like a variance to continue to have animals located on their property at 3015 N Washington Street, Butlerville. Currently, they have 3 pigs, 6 turkeys, 14 ducks, 3 geese & 49 chickens. They have a small pond area for the ducks & geese, and all the animals are fenced in on the property.

Commonly known as: 3015 N Washington Street, Butlerville IN 47223
Legal Description: PT SE ¼ SWQ 22-7-9 .7926 AC PT SW ¼ SWQ 22-7-9 1. AC
Map Number: 40-08-22-340-041.000-002

After discussing the variance with Jessica Olden and a concerned neighbor, Pamela Woodall made a motion to deny the variance. Lola Post seconded the motion. They have 30 days to remove the pigs and 60 days to remove the rest of the animals. They are allowed to keep a few chickens on the property, but if another complaint is filed, they will have to be addressed as well. This passed unanimously with 5 members voting in favor.

The **fourth item** of business was the variance request of Branden Luhn. He would like to place a new manufactured home located at 8795 W Private Rd 990 N, Elizabethtown. The home will sit 68' from the north property line and a 7' variance is needed to meet the 75' front setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 8795 W Private Rd 990 N, Elizabethtown IN 47232
Legal Description: Tract 1 PT NW ¼ NWQ 20-8-7 1.49 AC
Map Number: 40-03-20-200-017.000-006

After discussing the variance with Branden Luhn, Lola Post made a motion to approve the variance. Eli Brown seconded the motion. This passed unanimously with 5 members voting in favor.

The **fifth item** of business was the variance request of Brandon Mills represented by Rob Mills. They would like to place a new home located at 4645 S State Hwy 7, North Vernon. The home will sit 77' from the east side property line and a 35.5' variance is needed to meet the 112.5' front setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 4645 S State Hwy 7, North Vernon IN 47265
Legal Description: MILLS MINOR SUBD LOT #1A 7.04 AC
Map Number: 40-13-32-300-026.012-012

After discussing the variance with Brandon Mills, Eli Brown made a motion to approve the variance. Jason Sanders seconded the motion. This passed unanimously with 5 members voting in favor.

The **sixth item** of business was the variance request of Michael Megel represented by Andrew Megel. They would like to place a new home located at 735 S Co Rd 650 W, North Vernon. The home will sit 10' from the west side property line and a 15' variance is needed to meet the 25' rear setback requirement. All other setbacks will be met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 735 S Co Rd 650 W, North Vernon IN 47265
Legal Description: PT E ½ SWQ 10-6-7 2.23
Map Number: 40-11-10-300-036.003-011

After discussing the variance with Andrew Megel, Jason Sanders made a motion to approve the variance. Pamela Woodall seconded the motion. This passed unanimously with 5 members voting in favor.

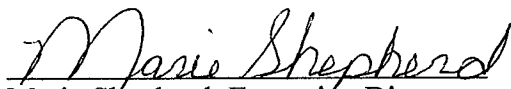
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Lola Post made the motion to adjourn. Jason Sanders seconded the motion. This passed unanimously with 5 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission