

Area Plan Commission September 2, 2025

Minutes

The Area Plan Commission held a regular scheduled meeting on September 2, 2025, at 6:00 p.m. in the Conference Room of the Government Center located at 200 E Brown Street in Vernon, Indiana. The meeting was livestreamed: <https://www.youtube.com/@jenningscountygovernment7959> 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, Travis Shepherd, Pat Kirchner, Toby Taylor, Attorney Brad Kage, Inspector Danny Woodbeck and Executive Director Marie Shepherd. **Absent:** Shane Boswell

The **first item** of business was the reading, correction and approval of the minutes from the August 4, 2025, meeting. After reviewing the minutes, John Post made the motion to approve the minutes. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **second item** of business was the approval/denial of a 1995 Sabre single wide mobile home for Christopher Durham and Teresa Brown. The home is currently at Baird Homes in Seymour and will be moved to 5060 W CR 175 N North Vernon.

Mr. Durham stated it was a repo, and he was going to remodel the inside of the mobile home. After a brief discussion with Christopher Durham, Dave Woodall made a motion to approve the 1995 Sabre single wide mobile home. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

The **third item** of business was the approval/denial of a 1995 Clayton single wide mobile home for Joshua Patton. The home is currently at 2221 Totten Circle; North Vernon and he is wanting to move it to Beech St/Glenwood Park North Vernon. Inspector Woodbeck did an inspection on this mobile home.

Josh Patton stated this mobile home was given to him. His septic was approved through the Health Department. He will be pulling a remodel permit. After a brief discussion with Josh Patton, Travis Shepherd made a motion to approve the 1995 Clayton single wide mobile home. Eli Brown seconded the motion. This passed with 7 members voting in favor and 1 member (Pat Kirchner) voting to deny.

The **fourth item** of business was the "Show Cause" hearing on Case #1552 for Marly & Aaron Blevins located at 3667 Kensington Square, North Vernon. The property owners have been notified that all trash, debris and unnecessary clutter be removed from the property. The property remains in violation.

The property owners were not present. Mike Miller, CSL stated he believes they live there. After a brief discussion, Toby Taylor made a motion to file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 8 members voting in favor.

The **fifth item** of business was the "Show Cause" hearing on Case #1796 for Anna Caddell and Julian Caddell located at 130 W O&M Avenue. We have sent the property owners letters stating that the unlicensed/inoperable vehicle, all overgrown vegetation and any trash, debris and unnecessary clutter need removed from the property. The mail has been returned as "Vacant", and it appears Mrs. Caddell is deceased. The city has sent letters regarding the grass, and the city has mowed it. The property remains in violation.

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 **sixth item** of business was the “Show Cause” hearing on Case #342 for Davis Bunting, FLP located at 1226 Ferngrove Avenue North Vernon. The property owner and Current Resident have been notified that all overgrown vegetation be removed. The home is showing exterior deterioration and there’s a tarp covering the roof. The property remains in violation.

After discussion with the contract buyer Scott Decker as well as Dirk Dewitt, Dave Woodall made a motion to give them 60 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **seventh item** of business was the “Show Cause” hearing on Case #761 for Vinod Gupta’s property located at 3294 Bradbury, North Vernon. The property owner has been notified that all overgrown vegetation be removed from the property. The home appears abandoned. The property remains in violation.

The property owner was not present. Mike Miller, CSL stated that the smell around the home is horrific, also stated the neighbors can’t even open their windows. After a brief discussion, John Post made a motion to file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 8 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Case #69 for Glen Lawson’s property located at 1726 Heathglen, North Vernon. The property owner has been notified that all overgrown vegetation be removed, and the exterior of the home is showing deterioration/decay. This property is listed with Indiana as a “Meth House”. The property remains in violation.

The property owner was not present. This is deemed as a “Meth” home and garage and can’t be occupied by anyone except the homeowner. There is a mortgage on this home, therefore a title search will need to be completed. After a brief discussion, Tiger Zamora made a motion to file for legal action. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

The **ninth item** of business was the “Show Cause” hearing on Case #1545 for Donna Sue Ritchie’s property located at 1885 Londonary Way, North Vernon. The property owner has been notified that all trash, debris, unnecessary clutter, overgrown vegetation and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Travis Shepherd made a motion to file for legal action. Eli Brown seconded the motion. This passed unanimously with 8 members voting in favor.

The **tenth item** of business was the “Show Cause” hearing on Case #1705 for Wiper Corporation’s property located at 912 E Buckeye St, North Vernon. The property owner has been notified that all trash, debris and unnecessary clutter be removed from the property. The city has mowed the property. The property remains in violation.

The property owner was not present. After a brief discussion, Dave Woodall made a motion to give them 30 days to come into compliance and if not in compliance, file for legal action. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

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

Brad Kage opened the sealed bid for Case #459: property owner, Thomas Harris's property located at 1126 Wildwood, CSL, North Vernon to remove the offending items. The bid was: Mahoy Construction for \$1,000. After reviewing the bid, Travis Shepherd made a motion to award the bid to Mahoy Construction for \$1,000. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

Brad Kage opened the sealed bid for Case #1455: property owner, Michael Hess's property located at 2525 W. Old US 50, North Vernon to remove the offending items. The bid was: Mahoy Construction for \$2,000. After reviewing the bid, Toby Taylor made a motion to award the bid to Mahoy Construction for \$2,000. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

Brad Kage opened the sealed bid for Case #1086: property owner, Stan & Mary Tuttle's located at 1535 W. CR 500 S., North Vernon to remove the remnants of the demolished buildings. The bid was: Mahoy Construction for \$12,000. After reviewing the bid, Travis Shepherd made a motion to award the bid to Mahoy Construction for \$12,000. Mr. Tuttle will be given 30 days to complete himself, if not completed in 30 days, Mahoy Construction can go ahead with the cleanup. Toby Taylor seconded the motion. This passed with 7 members voting in favor and 1 member (Dave Woodall) voting to deny.

Brad Kage opened the sealed bid for Case #854: property owner, John & Patricia Wyrick's located at 1215 N CR 175 E, North Vernon to remove the offending items. The bid was: Mahoy Construction for \$2,500. After reviewing the bid, Travis Shepherd made a motion to award the bid to Mahoy Construction for \$2,500. The Wyrick's will be given 30 days to complete themselves, if not completed in 30 days, Mahoy Construction can go ahead with the cleanup. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

Old Business: None

New Business:

Travis Shepherd made a motion to change our practice if someone wants to make a complaint on a property, they must come into the office, fill out a complaint form and return it to the office along with a picture of the property in violation. This will become public record, and they must sign the complaint form as well. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

Director Shepherd questioned the wording for boarded up windows. Per Brad Kage's advice, we leave the ordinance as is and address it case by case. In the future we can address this when any changes need to be made to the ordinance.

Director Shepherd discussed the bid for David Culp's property located at 1973 Chatsworth, CSL that was awarded on July 7, 2025 to Mahoy Construction for \$1,900. His original bid was based on him being able to recycle the metal. He found out that everything, frame and all, must go to the landfill. He resubmitted another bid for the board to consider. The bid was in the amount of \$2,500. Pat Kirchner made a motion to award the bid to Mahoy Construction for \$2,500. Tiger Zamora seconded the motion. This passed with 7 members voting in favor and 1 member (Eli Brown) voting to deny.

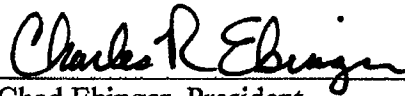
Steven Singer asked for approval for a used mobile home to be placed at 9508 N Private Rd 820 W, Elizabethtown. This is a used 1997 Single-Wide mobile home. After a brief discussion, Dave Woodall made a motion to approve the 1997 Single-Wide mobile home. Eli Brown seconded the motion. This passed unanimously with 8 members voting in favor.

Steven Singer asked for approval for a used mobile home to be placed at 9512 N Private Rd 820 W, Elizabethtown. This is a used 2002 Single-Wide mobile home. After a brief discussion, Pat Kirchner made a motion to approve the 2002 Single-Wide mobile home. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

Adjournment:

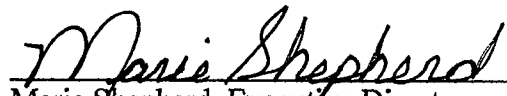
With no further business to discuss, Travis Shepherd made the motion to adjourn. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

Respectfully submitted,

A handwritten signature in cursive script, reading "Chad Ebinger", written over a horizontal line.

Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,

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

Marie Shepherd, Executive Director
Jennings County Area Plan Commission