

Area Plan Commission
November 3, 2025
Minutes

The Area Plan Commission held a regular scheduled meeting on November 3, 2025, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. This meeting was livestreamed on YouTube: <https://www.youtube.com/@jenningscountygovernment7959>. Vice President Travis Shepherd called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the September 2, 2025, meeting. After reviewing the minutes, Toby Taylor made the motion to approve the minutes. Tiger Zamora seconded the motion. This passed unanimously with 5 members voting in favor.

The **second item** of business was the rezone request of Henry & David Carr represented by Jeremy Bays. They would like to rezone parcel #40-09-34-240-083.000-004, located at 412 E. O&M Avenue, North Vernon from Commercial Historic Downtown to Institutional. They are planning to offer a recovery meeting location & wellness service there.

Commonly known as: 412 E. O&M Avenue, North Vernon IN 47265

Legal Description: N V 216 S, PT 215 S

Map Number: 40-09-34-240-083.000-004

Recommendation for Essential Service Committee:

After discussion with Jeremy Bays, Ed Biehle made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their October 6, 2025, meeting.

After discussion with Jeremy Bays, Dave Woodall made the motion to approve the rezone. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor. The North Vernon City Council will hear the request at their November 10, 2025, meeting.

The **third item** of business was the approval/denial of a 2001 mobile home for Chandel & Brandon Cartwright. The home is currently located at 2685 W Hwy 250 Paris Crossing and will be moved to 9315 S CR 200 W Commiskey. Inspector Woodbeck has done an inspection on the home. This item was withdrawn.

The **fourth item** of business was the "Show Cause" hearing on Case #56 for Harold Dewitt's property located at 686 Greenbriar Circle, CSL, North Vernon. Vickie Oldham is the Current Resident.

The homeowner and Current Resident were notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. APC has worked on this property since 2019, they will bring it in compliance but then we receive another complaint and must re-open the case. After a brief discussion with Vickie Oldham, Toby Taylor made a motion to give her 30 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

The **fifth item** of business was the “Show Cause” hearing on Case #959 for Vince & Michelle Green’s property located at 444 8th Street, North Vernon. This item is on hold; the Jennings County Health Department is currently working on the case.

The **sixth item** of business was the “Show Cause” hearing on Case #1800 for Kenneth Hughes’s property located at 1287 E. Buckeye Street, North Vernon.

The property owner was notified that all trash, debris, unnecessary clutter and all unlicensed/inoperable vehicles need to be removed from the property. The city also cited him for overgrown grass and weeds. The property remains in violation. Mr. Hughes submitted a letter stating he would not be able to attend the hearing. After discussion, Dave Woodall made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

The **seventh item** of business was the “Show Cause” hearing on Case #1362 for Brian Kirby’s property located at 258 Hawthorne Drive, CSL, North Vernon.

The property owner was notified that all trash, debris, unnecessary clutter and all unlicensed/inoperable vehicles need to be removed from the property. The property remains in violation. After discussion with his daughter, Toby Taylor made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Case #1407 for Harold Mason’s property located at 9095 W. CR 555 N., Scipio. Ralph Beesley is the Current Resident.

The owner and Ralph Beesley, Current Resident, were notified that all trash, debris, unnecessary clutter, discarded household appliances and unlicensed/inoperable vehicles be removed from the property. It also has been reported that people are living in non-residential structures on the property and that they are running a scrapping business. This property has had complaints off and on since 2001. Harold Mason stated that he doesn’t own the property any longer, but it hasn’t been recorded yet. After a brief discussion with Ralph Beesley, Toby Taylor made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 5 members voting in favor.

The **ninth item** of business was the “Show Cause” hearing on Case #1734 for Donna Moore’s property located at 2207 Avonshire Court, CSL, North Vernon.

The property owner was notified that all trash, debris and unnecessary clutter be removed from the property. The property remains in violation. Ms. Moore contacted the office and stated she would not be able to be at the meeting. After a brief discussion, Pat Kirchner made a motion to give her 30 days to come into compliance and if not in compliance, file for legal action. Toby Taylor seconded the motion. This passed unanimously with 5 members voting in favor.

The **tenth item** of business was the “Show Cause” hearing on Case #504 for Vincente and Andrea Olivas’s property located at 6425 W. CR 750 N., Scipio. This case has been closed.

The **eleventh item** of business was the “Show Cause” hearing on Case #145 for Carl & Heather Raby’s property located at 112 S. Jennings Street, North Vernon.

The property owners were notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. We have had calls concerning whether they are running a car repair business as well as dogs running loose and not being taken care of. The property remains in violation. The property owners stated that the camper is licensed as well as the truck in the front yard. It is missing a motor, and they are getting it fixed. After a brief discussion with Carl and Heather Raby, Dave Woodall made a motion to monitor the property, and they must bring in the registrations for the truck and camper. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

The **twelfth item** of business was the “Show Cause” hearing on Case #517 for Stephen & Kellie Rafferty’s property located at 393 Country Manor, CSL, North Vernon.

The property owners were notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. It also appears that the property is abandoned. Mail has been returned to our office as Not Deliverable as Addressed. APC has had this property off and on since 2017. The property owners were 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. Tiger Zamora seconded the motion. This passed unanimously with 5 members voting in favor.

The **thirteenth item** of business was the “Show Cause” hearing on Case #1809 for Sabrina Ragan’s property located at 302 E. O&M Avenue, North Vernon.

The property owner was notified that all unlicensed/inoperable vehicles 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 give her 30 days to come into compliance and if not in compliance, file for legal action. Dave Woodall seconded the motion. This passed unanimously with 5 members voting in favor.

The **fourteenth item** of business was the “Show Cause” hearing on Case #1722 for Lance Reynold Jr’s property located at 2891 Country Squire Blvd., CSL, North Vernon.

The property owner was notified that all trash, litter, debris and overgrown vegetation be removed from the property. They also do not have the proper underpinning for the mobile home and have been burning trash. The property remains in violation. The property owner was not present. After a brief discussion, Pat Kirchner made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 5 members voting in favor.

The **fifteenth item** of business was the “Show Cause” hearing on Case #275 for Structured Holding’s property located at 205 N State Hwy 3, Vernon. This item was dismissed.

The **sixteenth item** of business was the “Show Cause” hearing on Case #1993 for William White Jr’s property located at 1560 W. Locust Drive, North Vernon. This item is on hold; Mr. White has applied for a rezoning.

The **seventeenth item** of business was the “Show Cause” hearing on Case #1274 for Wiper Corporation’s property located at 116 W Walnut Street, North Vernon.

The property owner was notified that all trash, debris, unnecessary clutter and overgrown vegetation 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. Toby Taylor seconded the motion. This passed unanimously with 5 members voting in favor.

The **eighteenth item** of business was the “Show Cause” hearing on Case #477 for Hannah & Joshua Wray’s property located at 2110 N. CR 280 E., North Vernon.

Property owners were notified that all trash, debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation be removed from the property. There have been complaints on this property off and on since 2020. The property remains in violation. After a brief discussion with the property owners, Pat Kirchner made a motion to give them 30 days to come into compliance and get rid of the camper, if not in compliance, file for legal action. Toby Taylor seconded the motion. This passed unanimously with 5 members voting in favor.

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

Brad Kage opened the sealed bid for Case #63: property owner, VL Davis Properties located at 785 Tudor Place, CSL to clean up said real estate. The bids were: Polley Bros Property Clean Up LLC for \$1,500 and Owen Forestry and Excavation LLC for \$3,500. After reviewing the bids, Pat Kirchner made a motion to award the bid to Polley Bros Property Clean Up LLC for \$1,500. Toby Taylor seconded the motion. This passed unanimously with 5 members voting in favor.

Brad Kage opened the sealed bid for Case #525: property owner, David Pennycuff’s property located at 5460 E High School Alley, Butlerville to clean -up the junk, debris, salvage, trash, and remove unlicensed/inoperable vehicles, old campers and unnecessary clutter. The bids were: Polley Bros Property Clean Up LLC for \$1,500 and Owen Forestry and Excavation LLC for \$3,500. After reviewing the bids, Pat Kirchner made a motion to award the bid to Polley Bros Property Clean Up LLC for \$1,500. Tiger Zamora seconded the motion. This passed unanimously with 5 members voting in favor.

Case # 1176 VL Davis Properties located at 2782 Worthington Way, CSL. Director Shepherd stated she was going back to court to get an order for an inspection on the inside of the house.

Brad Kage opened the sealed bid for Case #1675: property owner, Terrie Phillips property located at 2220 Avonshire Court, CSL to remove the manufactured home, the junk, debris, salvage and unnecessary clutter and overgrown vegetation. The bids were: Polley Bros Property Clean Up LLC for \$8,000; Owen Forestry and Excavation LLC for \$8,132 and Mahoy Construction for \$2,800. After reviewing the bids, Toby Taylor made a motion to award the bid to Mahoy Construction for \$2,800. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

Brad Kage opened the sealed bid for Case #1501: property owner, Ophelia Tunstill’s property located at 1445 N. Blueberry Lane, North Vernon to remove the structure, the overgrown vegetation and any junk, debris, salvage and unnecessary clutter. The bids were: Polley Bros Property Clean Up LLC for \$8,000; Owen Forestry and Excavation LLC for \$16,540.50 and Mahoy Construction for \$3,600. After reviewing the bids, Toby Taylor made a motion to award the bid to Mahoy Construction for \$3,600. Pat Kirchner seconded the motion. This passed unanimously with 5 members voting in favor.

Old Business: None

New Business: None

Adjournment:

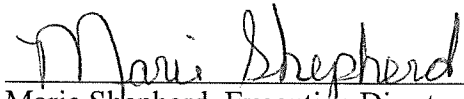
With no further business to discuss, Pat Kirchner made the motion to adjourn. Dave Woodall seconded the motion. This passed unanimously with 5 members voting in favor.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Travis Shepherd", written over a horizontal line.

Travis Shepherd, Vice President
Jennings County Area Plan Commission

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Marie Shepherd", written over a horizontal line.

Marie Shepherd, Executive Director
Jennings County Area Plan Commission