

**Board of Zoning Appeals Meeting**  
**November 20, 2025**  
**Minutes**

The Board of Zoning Appeals held a regular scheduled meeting on November 20, 2025, at 6:00 p.m. at the Jennings County Government Center's 1<sup>st</sup> Floor Meeting Room. The meeting was called to order by Tiger Zamora at 6:00 p.m.

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

The **first item** will be the reading, correction, and approval of the minutes of the October 16, 2025, meeting. After reviewing the minutes, Pamela Woodall made the motion to approve the minutes as prepared. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

The **second item** of business will be the variance request of Christian McVicker being represented by Joe Bennett. Mr. Bennett would like to place a new 2,040 sq ft manufactured home located at N Water Street, Scipio, IN. The home will sit 51' from east side property line, and a 24' variance is needed to meet the 75' road frontage setback requirement. The building lot width is 131' & a 34' variance is needed to meet the 165' minimum lot width requirement for a corner lot. The home will sit on .43 of an acre, and a variance of .57 of an acre is needed to meet the 1-acre lot 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: N Water Street, Scipio IN 47273

Legal Description: SCPIO 45,46

Map Number: 40-10-02-240-014.000-006

After discussing the variance with Joe Bennett, Eli Brown made a motion to approve the variance. Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

The **third item** of business will be the Home-Based Business "Special Use" REVIEW of Jeremiah & Kristina Hendren. They would like to continue to operate a custom product manufacturing business out of an existing building that is located on their property at 1535 N Co Rd 615 E, Butlerville. The building is located within 100' of their home. No customers will visit this business; it consists of online orders only. They have no employees currently, other than family members.

Commonly known as: 1535 N Co Rd 615 E, Butlerville IN 47223

Legal Description: PT SW ¼ NWQ 35-7-9 3.558 AC

Map Number: 40-08-35-200-011.001-002

After discussing the Special Use with Jeremiah & Kristina Hendren, Pamela Woodall made the motion to approve the Special Use, and they don't need to come back before the board unless there are issues. Eli Brown seconded the motion. This unanimously passed with 3 members voting in favor.

The **fourth item** of business will be the variance request of BW IN North Vernon, LLC being represented by Darcy Leeseberg for the location at 9 N State Street, North Vernon. The variance would allow the project's monument sign to be 15' from the W. Walnut Street right-of-way. The W. Walnut Street monument sign, if left where it was shown on the approved site plan, will be obscured from the W Walnut Street's eastbound traffic due to the significant grade change from the Raymer parcel and the project's proposed grading (approximately a 5-foot differential between the two parcels), which is also blocked by the pine trees planted along the right-of-way. A 5-foot variance is needed to meet the 20-foot minimum setback requirement based on the size of 30 sq ft illuminated monument sign. Moving it to the proposed location will increase visibility and create distance from the Raymer parcel, thereby enhancing public safety by allowing drivers to read the sign's information (fuel pricing) from a greater distance. These requirements can be found in the Jennings County Unified Zoning Ordinance under Signs XIV.

Commonly known as: 9 N State Street, North Vernon IN 47265

Legal Description: PAB 1 PT LOTS 18, 19, 20, 21, 22, 23; PAB 2 PT LOTS 54, 55

Map Number: 40-09-34-320-081.000-004

After discussing the variance with Darcy Leeseberg and discussion with the neighbor, Pam Woodall made a motion to approve the variance. Eli Brown seconded the motion. This passed unanimously with 3 members voting in favor.

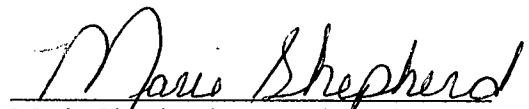
**Old Business:** None

**New Business:** None

**Adjournment:**

With no further business to discuss, Eli Brown made the motion to adjourn. Pamela Woodall seconded the motion. This passed unanimously with 3 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission