

**Area Plan Commission**  
**January 5, 2026 at 6:00 p.m.**  
**Agenda**

The Area Plan Commission will have a regular scheduled meeting on January 5, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana.

The **first item** of business will be the reading, correction and approval of the minutes of the December 1, 2025, meeting.

The **second item** of business will be the rezone request of North Vernon Redevelopment Commission being represented by Larry Greathouse & Greg Hicks. They would like to rezone parcel #'s 40-09-21-200-006.000-004 @ 3975 N State Hwy 3, North Vernon, 40-09-21-200-003.000-004 @ 3885 N State Hwy 3, North Vernon, 40-09-21-200-005.000-004 @ 3955 N State Hwy 3, North Vernon from Residential Single-Family to Heavy Industrial. Also, parcel #'s 40-09-21-200-008.002-004 @ N State Hwy 3, North Vernon, 40-09-21-200-007.000-004 @ 3995 N State Hwy 3, North Vernon from Agriculture to Heavy Industrial. Parcel # 40-09-21-200-008.001-004 @ 3855 N State Hwy 3, North Vernon from Commercial Single-Site to Heavy Industrial, and parcel # 40-09-21-200-004.001-004 @ 3905 N State Hwy 3, North Vernon from Commercial to Heavy Industrial. This rezoning will allow for future development.

**Commonly known as:** 3975 N State Hwy 3, North Vernon, 3885 N State Hwy 3, North Vernon, 3955 N State Hwy 3, North Vernon, N State Hwy 3, North Vernon, 3995 N State Hwy 3, North Vernon, 3855 N State Hwy 3, North Vernon, 3905 N State Hwy 3, North Vernon

**Legal Description:** GREER & BOTT SUB DIV MINOR 1, GREER & BOTT SUBD 5, GREER & BOTT SUB DIV 2, PT NWQ 21-7-8 47.054 AC, PT NWQ 21-7-8 0.925 AC, PT NEQ NWQ 21-7-8 1.032 AC, GREER & BOTT SUBD PT LOT 4

**Map Numbers:** 40-09-21-200-006.000-004, 40-09-21-200-003.000-004, 40-09-21-200-005.000-004, 40-09-21-200-008.002-004, 40-09-21-200-007.000-004, 40-09-21-200-008.001-004, 40-09-21-200-004.001-004

***Recommendation of Essential Service Committee:***

After discussion with Greg Hicks and Larry Greathouse, John Post made a motion to approve the rezone. Ed Biehle seconded the motion. This passed unanimously with 4 members voting in favor. The Area Plan Commission will hear the request at their January 5, 2026, meeting.

The **third item** of business will be the “Show Cause” hearing on Case #94 on Jonathan Ashpaugh’s property located at 604 Greenbriar Circle, CSL, North Vernon. The property owner has been notified that all debris, unnecessary clutter, uncontrolled vegetation and unlicensed/inoperable vehicles be removed from the property. There is also a shed on the property that appears unsafe. The property remains in violation.

The **fourth item** of business will be the “Show Cause” hearing on Case #942 on Sonya Bogey-Parker’s property located at 2841 Rupelton Way, CSL, North Vernon. The property owner has been notified that it is against the county ordinance to live in a non-residential structure. In September, she said it was temporary, and she would be putting a mobile home there soon. The property remains in violation.

The **fifth item** of business will be the “Show Cause” hearing on Case #898 on James Hood’s property located at 3387 Rothshire Circle, CSL, North Vernon. The property owner has been notified that all debris and unnecessary clutter be removed from the property. It also appears there are some boarded up windows on the home. The property remains in violation.

The **sixth item** of business will be the “Show Cause” hearing on Case #2006 on Virgil Loper’s property located at 5775 N Blossom Drive, Scipio. The property owner is deceased, and Village Capital & Investment is in charge of the home at this time. The home is abandoned with overgrown vegetation and debris, tires stacked in the yard. Also, a very large tree limb has now fallen on the roof causing damage. The property remains in violation.

The **seventh item** of business will be the “Show Cause” hearing on Case #1713 on William & Angela Miller’s property located at 6880 N State Hwy 3, 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 **eighth item** of business will be the “Show Cause” hearing on Case #2025 on Tammy Williams’ property located at 2359 Earlham Way, CSL, North Vernon. The property owner has been notified that all trash, debris and unnecessary clutter be removed from the property. The property remains in violation.

The **ninth item** of business will be the opening of bids on:

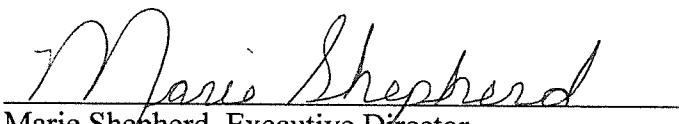
- Anna Caddell’s property located at 130 W O&M Avenue, North Vernon
- Greg Daeger’s property located at 1236 W O&M Avenue, North Vernon
- Glen Lawson’s property located at 1726 Heathglen, North Vernon
- Josh Luper’s property located at 467 Locustwood Drive, North Vernon

**Old Business:**

**New Business:**

**Adjournment**

Respectfully submitted,



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Marie Shepherd, Executive Director  
Jennings County Area Plan Commission