

Area Plan Commission
October 6, 2025, at 6:00 p.m.
Agenda

The Area Plan Commission meeting will have a regular meeting on October 6, 2025, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. This meeting can also be viewed on YouTube: <https://www.youtube.com/@jenningscountygovernment7959>

The **first item** of business will be the reading, correction and approval of the minutes from the September 2, 2025, meeting.

The **second item** of business will be the rezone request of Henry & David Carr being 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 Bales, 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.

The **third item** of business will be the approval/denial of a 2019 mobile home for Timothy Beineke. The mobile home is currently located at 475 S. CR 660 W., North Vernon and will be moved to 9835 W. CR 100 N., Seymour.

The **fourth item** of business will be the “Show Cause” hearing on Case #56 for Harold Dewitt’s property located at 686 Greenbriar Circle, North Vernon. Vickie Oldham is the Current Resident. The homeowner and Current Resident have been 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.

The **fifth item** of business will be the “Show Cause” hearing on Case #1780 for Yuan Gao’s property located at 1204 W. O&M Avenue, North Vernon. The property owner has been notified that the Mercedes on the property is unlicensed/inoperable. We have sent 3 notices with no response from the owner. The license plate on the car expired in 2022.

The **sixth item** of business will be the “Show Cause” hearing on Case #959 for Vince & Michelle Green’s property located at 444 8th Street, North Vernon. The property owners have been notified that all trash, debris and unnecessary clutter be removed from the property. The Health Department as well as other complaints notified our office that there are cockroaches coming from the home to neighboring properties. On September 10, 2025, the Health Department gave the owners 15 days to treat the home.

The **seventh item** of business will be the “Show Cause” hearing on Case #1810 for the Andrew & Melinda Hatchett’s property located at 504 4th Street, North Vernon. The property owners have been notified that the home appears to be abandoned. According to the city Clerk/Treasurer’s office the homeowners now live in Bloomington, but they did not get a current address.

The **eighth item** of business will be the “Show Cause” hearing on Case #1800 for Kenneth Hughes’s property located at 1287 E. Buckeye Street, North Vernon. The property owner has been 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.

The **ninth item** of business will be the “Show Cause” hearing on Case #1407 for Harold Mason’s property located at 9095 W. CR 555 N., Scipio. The owner and Ralph Beesley, Current Resident, have been 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.

The **tenth item** of business will be the “Show Cause” hearing on Case #504 for Vincente and Andrea Olivas’s property located at 6425 W. CR 750 N., Scipio. The property owners have been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable cars be removed from the property. APC has dealt with complaints on this property since 2016.

The **eleventh item** of business will be the “Show Cause” hearing on Case #1785 for Trevor Pearson’s property located at 804 Buckeye Street, North Vernon. This property was before the APC Board in August, 2025 for trash, debris, unnecessary clutter, furniture and overgrown vegetation. At that time the homeowner was given 30 days to bring the property in compliance. The property remains in violation.

The **twelfth item** of business will be the “Show Cause” hearing on Case #145 for Carl & Heather Raby’s property located at 112 S. Jennings Street, North Vernon. The property owner has been 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 **thirteenth item** of business will be the “Show Cause” hearing on Case #517 for Stephen & Kellie Rafferty’s property located at 393 Country Manor, North Vernon. The property owners have been 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 **fourteenth item** of business will be the “Show Cause” hearing on Case #1809 for Sabrina Ragan’s property located at 302 E. O&M Avenue, North Vernon. The property owners have been notified that all unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

The **fifteenth item** of business will be the “Show Cause” hearing on Case #810 for Lance Reynold Jr’s property located at 2891 Country Squire Blvd., North Vernon. The property owner has been 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 **sixteenth item** of business will be the “Show Cause” hearing on Case #1930 for Newton White’s property located at 9755 W. CR 200 N., Seymour. The property owner has been notified that all trash, debris and unnecessary clutter be removed from the property. The home appears abandoned and unsafe. The mail has been returned as Vacant-Unable to Forward. The property remains in violation.

The **seventeenth item** of business will be the “Show Cause” hearing on Case #1993 for William White Jr’s property located at 1560 W. Locust Drive, North Vernon. It has been reported that the homeowner has made rental apartments in his barn. He did not obtain a permit for the remodel, and his property is not zoned properly. The property remains in violation.

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

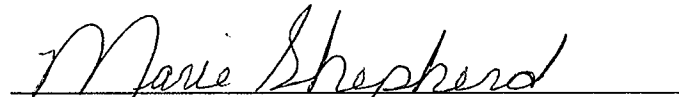
The **nineteenth item** of business will be the opening of bids for the clean-up on David Pennycuff’s property located at 5460 E. High School Alley, Butlerville.

Old Business:

New Business:

Adjournment

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission