

Board of Zoning Appeals Meeting
December 18, 2025, at 6:00 p.m.
Agenda

The Board of Zoning Appeals will have a regular meeting on December 18, 2025, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. This meeting can also be viewed at this location:
<https://www.youtube.com/@jenningscountygovernment7959>

The **first item** will be the reading, correction, and approval of the minutes of the November 20, 2025, meeting.

The **second item** of business will be the variance request of Robert & Jackie Rockey (Deceased) represented by John & Randi Hofelich. They would like a variance to place two 8' X 40' shipping containers & one 16' X 32' shed on runners located at W Co Rd 170 S, North Vernon. These will be used for storage. One container will sit 31' from the south side property and a 44' variance is needed to meet the 75' front setback requirement. The other container will sit 63' from the south side property and a 12' variance is needed to meet the 75' front setback requirement. The shed will sit 73.5' from the south side property and 1.5' is needed to meet the 75' front setback 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: 2140 W Co Rd 170 S, North Vernon IN 47265
Legal Description: PTA NEQ SEQ 17-6-8 & PT E ½ NEQ 17-6-8 21.42
Map Number: 40-12-17-800-001.001-012

The **third item** of business will be the variance request of John Harrod. He has placed a storage shed on his property located at 2260 N Co Rd 275 E, North Vernon. The shed sits 55' from the west side property line and a 20' variance is needed to meet the 75' front setback requirement. All other setbacks were met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 2260 N Co Rd 275 E, North Vernon IN 47265
Legal Description: PT NEQ SEQ 30-7-9 1.279 AC
Map Number: 40-08-30-400-020.003-003

The **fourth item** of business will be the "Special Use" request of Charlotte Ritchie. She would like to operate a Home-Based Business for a childcare facility in her home located at 5475 North Base Road, North Vernon. The days of operation will be Monday through Friday from 6:00 a.m. to 5:00 p.m. She plans on having 12 children and some of those are part-time.

Commonly known as: 5475 North Base Road, North Vernon IN 47265
Legal Description: PT SEQ 10-7-8 5.00 AC
Map Number: 40-09-10-400-022.005-010

The **fifth item** of business will be the variance request of Dale & Judith Shepherd. They would like to add an attached garage at their home located at 1931 W Westbrook Drive, North Vernon. The garage will sit 6 ft from the west side property line, and a 4 ft variance is needed to meet the 10 ft side setback 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: 1931 W Westbrook Drive, North Vernon IN 47265

Legal Description: BROOKSIDE WEST LOT 30

Map Number: 40-09-33-220-017.030-004

The **sixth item** of business will be the “Special Use” request of Kevin & Barbara Wehmiller being represented by Tyler Parkerson for Horvath Towers VI, LLC. Horvath Towers VI, LLC would like to construct a new wireless communications facility to include a 300’ guyed tower & 10’ lightning rod on parcel #40-17-23-200-007.000-008 located at W County Road 850 S, Commiskey.

Commonly known as: W County Road 850 S, Commiskey IN 47227

Legal Description: SE ¼ NWQ 23-5-7 40

Map Number: 40-17-23-200-007.000-008

The **seventh item** of business will be the variance request of Edwin Whitaker. His plans are to survey ½ of an acre off the property located at 3385W Co Rd 425 N, North Vernon, & he would need a ½ of an acre variance to meet the 1-acre requirement for the minimum lot size. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 3385 W Co Rd 425 N, North Vernon IN 47265

Legal Description: PT QUEENS CORNER 7 PT 2 40 FT OFF NE SIDE PT LOT 8

Map Number: 40-09-18-430-002.000-006

Old Business:

New Business:

Adjournment:

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission