

Area Plan Commission
December 1, 2025, at 6:00 p.m.
Agenda

The Area Plan Commission meeting will have a regular scheduled meeting on December 1, 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 is the reading, correction and approval of the minutes from the November 3, 2025, meeting.

The **second item** of business will be the rezone request of William White Jr. Mr. White would like to rezone parcel #40-09-28-240-004.000-004 located at 1560 W Locust Street, North Vernon from Agriculture to Residential Multi-Family to continue the use as apartments. The structure has been remodeled, and the existing pole building structure has living quarters for 3 people living downstairs with 2 bedrooms & 1-person living upstairs in a 1 room efficiency. This remodeling was done without a permit.

Commonly known as: 1560 W Locust Street, North Vernon IN 47265

Legal Description: PT E ½ NWQ 28-7-8 1.16AC PT E ½ NWQ 26-7-8 0.038AC

Map Number: 40-09-28-240-004.000-004

Recommendation from Essential Service Committee:

After discussion with William White, Ed Biehle made a motion to approve the rezone and if the current tenants move out, it reverts back to Agriculture. Russell Vaught seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their December 1, 2025, meeting.

The **third item** of business will be the rezone request of Vida Investment Group, LLC being represented by Jeremy Ochs. Mr. Ochs would like to rezone parcel #40-12-02-330-072.000-013 located at 23 E Brown Street, Vernon from Commercial to Residential Multi-Family to bring this property into compliance.

Commonly known as: 23 E Brown Street, Vernon IN 47282

Legal Description: VERNON 132

Map Number: 40-12-02-330-072.000-013

Recommendation from Essential Service Committee:

After discussion with Jeremy Ochs, John Post made a motion to approve the rezone. Rebecca McClellan seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their December 1, 2025, meeting.

The **fourth item** of business will be the “Show Cause” hearing on Case #1617 for Bessenger Family Ltd Partnership’s property located at 2512 and 2513 Buckingham Dr. S, North Vernon. The property owners and Jonathan Copley (current resident) have been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles need to be removed from the property. The property remains in violation.

The **fifth item** of business will be the “Show Cause” hearing on Case #1306 for Earl Thomas Bowling’s property located at 5550 N. CR 650 W., Scipio. The property owner and Current Resident have been notified that all debris, unnecessary clutter and overgrown vegetation be removed from the property. It appears the property may be abandoned. The property remains in violation.

The **sixth item** of business will be the “Show Cause” hearing on Case #736 for Davis Bunting FLP’s property located at 79 Cardinal Drive, North Vernon. The property owner and Jimmie Ritchie (Current Resident) have been notified that all debris, unnecessary clutter, discarded household appliances and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

The **seventh item** of business will be the “Show Cause” hearing on Case #124 for Davis Bunting FLP’s property located at 2844 McIntosh Lane, North Vernon. The property owner and Timothy Newkirk (Current Resident) have been notified that all debris and unnecessary clutter be removed from the property. There are also exterior deterioration and a hole in roof. The property remains in violation.

The **eighth item** of business will be the “Show Cause” hearing on Case #1635 for Loyd Hockersmith & Mary League’s property located at 1960 Derbyshire Court, North Vernon. The property owners and Current Residents have been notified that all debris and unnecessary clutter be removed from the property. The property remains in violation.

The **ninth item** of business will be the “Show Cause” hearing on Case #1130 for Michael Jones’s property located at 4360 E River Road, North Vernon. The property owner has been notified that you cannot live in a non-residential structure (camper). The same vehicle(s) have been parked at the property whenever our office has been there for pictures since May 15, 2025.

The **tenth item** of business will be the “Show Cause” hearing on Case #2021 for Brandon Robbins’s property located at 3567 Laughton Court, North Vernon. The property owner has been notified that the overgrown vegetation needs to be mowed and it appears the home is abandoned. The mail has been returned as Moved-Left No Address. The property remains in violation.

The **eleventh item** of business will be the “Show Cause” hearing on Case #240 for Susan Shinabarger’s property located at 3821 Country Manor E, North Vernon. The property owner has been notified that a tree has fallen causing damage to the gutters, etc. The property remains in violation.

The **twelfth item** of business will be the “Show Cause” hearing on Case #171 for H Palmer Properties, LLC’s property located at 1945 N. CR 105 E., North Vernon. The property owner has been notified that all debris, unnecessary clutter, furniture and overgrown vegetation need removed from the property. The property remains in violation.

The **thirteenth item** of business will be the “Show Cause” hearing on Case #1542 for Yann & Crystal Smith’s property located at 7380 S. CR 310 W., Commiskey. The property owners have been notified that all debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation need removed from the property. The property remains in violation.

The **fourteenth item** of business will be the “Show Cause” hearing on Case #1965 for Brendan Sutton’s property located at 326 N 7th Street, North Vernon. The property owner has been notified that all debris, unnecessary clutter and 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 #1794 for Jessica Wilson’s property located at 401 N. 4th Street, North Vernon. The property owner has been notified that garage/shed on the property is unsafe and needs to be repaired or torn down. The property remains in violation.

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

- Case #993 - Michael Day's property located at 3155 Cliffshire Lane, CSL North Vernon
- Case #258 - David Ashpaugh & Larry Jansen's property located at 1080 E. CR 510 S., North Vernon

Old Business:

New Business:

Adjournment

Respectfully submitted,

A handwritten signature in cursive script, reading "Marie Shepherd", is written over a horizontal line.

Marie Shepherd, Executive Director
Jennings County Area Plan Commission