

**Board of Zoning Appeals Meeting**  
**August 21, 2025**  
**Minutes**

The Board of Zoning Appeals held a regular meeting on August 21, 2025, at 6:00 p.m. at the Jennings County Government Center's 1<sup>st</sup> Floor Meeting Room, as well as via zoom. The meeting was called to order by Tiger Zamora at 6:00 p.m.

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

The **first item** was the reading, correction, and approval of the minutes of the June 26, 2025, meeting. After reviewing the minutes, Jason Sanders made the motion to approve the minutes as prepared. Pamela Woodall seconded the motion. This unanimously passed with 5 members voting in favor.

The **second item** of business was the variance request of the State Street Community Worship Center represented by Robert Dean of Indiana Culinary Design Ventures LLC who is purchasing this building on contract. He needs a variance to use a 340 sq ft shipping container for outside storage located at Chestnut & Jennings Street, North Vernon. He also plans to convert the 3<sup>rd</sup> floor of the State Street Community Worship Center into a residential living space. He would need a variance to allow living space within the commercial building that is being used for the sale of home design-related items such as furniture & antiques.

Commonly known as: 104 S State Street, North Vernon IN 47265  
Chestnut & Jennings Street, North Vernon IN 47265  
Legal Description: BLOCK 00 434, 435  
NV 436, 00 437, 00  
Map Number: 40-09-34-340-027.000-004  
40-09-34-340-019.000-004

After discussing the variance with Robert Dean, Pam Woodall made a motion to approve the variance to allow living space for personal residence on the 3<sup>rd</sup> floor of the commercial building. The living space is not to be used for a rental, and he must get a building permit and make all changes or modifications required by code. Eli Brown seconded the motion. This unanimously passed with 5 members voting in favor.

After discussing the variance for a shipping container with Robert Dean, Lola Post made a motion to approve the variance to use a 340 sq. ft. shipping container for outside storage for six months and then it must be removed. Jason Sanders seconded the motion. This unanimously passed with 5 members voting in favor.

The **third item** of business was the variance request of Ralph & Gega Sharp represented by Scott Roth. They would like to allow for living quarters in the basement of Grateful Grub located at 1007 Buckeye Street, North Vernon. The commercial building has an existing finished area of the basement, and it is approximately 750 square feet. This includes a kitchen, living area and two bedrooms. The door from the basement leading into the retail food establishment has been sealed off as directed by the Jennings County Health Department, and as of a follow up visit on July 18, 2025, they are now in compliance with JCHD. If approval is granted for living quarters, Scott will obtain a building permit and make all changes or modifications required by code as discussed with the building inspector on July 29, 2025.

Commonly known as: 1007 Buckeye Street, North Vernon IN 47265  
Legal Description: COUNTRY CLUB LOTS 15, 16, 17 PT 18  
Map Number: 40-09-34-420-037.000-004

After discussing the variance with Scott Roth, Eli Brown made the motion to approve the variance. A building permit must be obtained and make all changes or modifications required by code as discussed with the building inspector on July 29, 2025. Jason Sanders seconded the motion. This passed with 3 members voting in favor and 2 members (Lola Post and Pamela Woodall) voting to deny the variance.

The **fourth item** of business was the “**Special Use**” **Review** of Donald J & Angela J Collins. They would like to continue operating a home-based business at 9415 W Co Rd 750 S, Paris Crossing. They have been operating this business since April 15, 2021. The business is called Collins Gunsmithing & it consists of gunsmith work, selling, cleaning & repairing firearms as well as selling accessories for the firearms. There will not be any test firing done at this site. The business hours will be Monday through Wednesday from 4:00 p.m. to 8:00 p.m. Friday from 3:00 p.m. to 8:00 p.m. Saturday and Sunday from 10:00 a.m. to 6:00 p.m. Mr. Collins doesn't have any other employees currently. They have placed a 5 sq ft sign in the yard to advertise their business. He has parking spaces for customers on the property.

Commonly known as: 9415 W Co Rd 750 S, Paris Crossing IN 47270  
Legal Description: PT NW ¼ SEQ 18-507 1 AC  
Map Number: 40-17-18-400-025.000-008

After discussing the Special Use with Donald Collins via zoom, Pamela Woodall made the motion to approve the Special Use and Mr. Collins doesn't need to come back before the board unless there are issues. Jason Sanders seconded the motion. This unanimously passed with 5 members voting in favor.

The **fifth item** of business was the “**Special Use**” **Review** of Jacob Joosten. He would like to continue a home-based business that is located at 750 N County Rd 175 E, North Vernon. He has been operating this business since 3/3/2021. The business is called JJ Guns & Pyro LLC. The business consists of laser engraving, gunsmith work, manufacturing and selling guns. There will not be any test firing done at this site. The business hours are Wednesday through Friday from 3:00 p.m. to 6:00 p.m. and Saturday 12:00 p.m. to 6:00 p.m. Mr. Joosten does not plan on having any employees and does not have a sign up to advertise the business. There will be parking for customers on the property.

Commonly known as: 750 N Co Rd 175 E, North Vernon IN 47265  
Legal Description: PT W ½ NEQ 1-6-8 12.70 AC  
Map Number: 40-12-01-100-001.001-012

After discussing the Special Use with Jacob Joosten, Jason Sanders made the motion to approve the Special Use and Mr. Joosten doesn't need to come back before the board unless there are issues. Eli Brown seconded the motion. This unanimously passed with 5 members voting in favor.

The **sixth item** of business was the Home-Based Business “Special Use” request of Dustin Sanders. He would like to continue to operate a business at his home located at 3160 N Washington Street, Butlerville. The business consists of tree trimming, tree removal, stump grinding, stone & dirt hauling, and junk removal. He has outside storage for his equipment. He has no set business hours; it is based on demand. This was tabled at the June 26, 2025, meeting to gather more information and documentation from IDEM.

Commonly known as: 3160 N Washington Street, Butlerville IN 47223  
Legal Description: PT SE ¼ SWQ 22-7-9 5.245 AC  
Map Number: 40-08-22-340-044.000-002

After discussing the variance with Dustin Sanders, Pam Woodall made a motion to approve the Special Use. He will not be burning any brush or debris at this location. Lola Post seconded the motion. This passed with 4 members voting in favor and 1 member (Jason Sanders) abstaining.

The **seventh item** of business was the **Hearing** on Wiper Corporation for the structure located at 201 E. White Street, North Vernon, IN. Due to the potential structural instability and potential collapse, the structure at 201 E White Street, North Vernon, IN is deemed an unsafe building and is therefore condemned on July 22, 2025.

The Hearing Authority may determine the building to be abandoned as provided in Ind Code 36-7-37. At the conclusion of the Hearing, the Hearing Authority may make findings and act to: (1) affirm the Order; (2) rescind the Order; or (3) modify the Order. In addition to affirming the Order, if the Hearing Authority finds that there has been a willful failure to comply with the Order, the Hearing Authority may impose a civil penalty not to exceed five thousand dollars (\$5,000.00). Additionally, the Hearing Authority may impose further civil penalties in accordance with the relevant provisions of the Indiana Code.

Commonly known as: 201 E. White Street, North Vernon, IN

Legal Description: OLCOTT #2 5

Map Number: 40-12-03-230-007.000-004

After a brief discussion, Lola Post made a motion to Affirm the order. Pamela Woodall seconded the motion. This unanimously passed with 5 members voting in favor.

The **eighth item** of business was the **Hearing** on Greg A. Daeger for the structure located at 1236 W. O & M Avenue, North Vernon, IN. Due to the findings, the structure at **1236 W. O & M Avenue, North Vernon, IN** is deemed an unsafe building and is therefore condemned on July 23, 2025.

Hearing Authority may determine the building to be abandoned as provided in Ind Code 36-7-37. At the conclusion of the Hearing, the Hearing Authority may make findings and act to: (1) affirm the Order; (2) rescind the Order; or (3) modify the Order. In addition to affirming the Order, if the Hearing Authority finds that there has been a willful failure to comply with the Order, the Hearing Authority may impose a civil penalty not to exceed five thousand dollars (\$5,000.00). Additionally, the Hearing Authority may impose further civil penalties in accordance with the relevant provisions of the Indiana Code.

Commonly known as: 1236 W. O & M Avenue, North Vernon, IN

Legal Description: PT SW1/4 NWQ 33-7-8 .89 AC

Map Number: 40-09-33-200-025.001-004

After a brief discussion, Jason Sanders made a motion to Affirm the order. Pamela Woodall seconded the motion. This passed with 4 members voting in favor and 1 member (Eli Brown) abstaining.

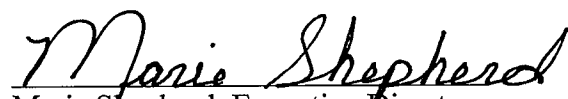
**Old Business:** None

**New Business:** None

**Adjournment:**

With no further business to discuss, Jason Sanders made the motion to adjourn. Lola Post seconded the motion. This passed unanimously with 4 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission