

**Area Plan Commission
December 1, 2025
Minutes**

The Area Plan Commission held a regular scheduled meeting on December 1, 2025, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. President Chad Ebinger called the meeting to order at 6:00 p.m.

Those present: Dave Woodall, Tiger Zamora, Travis Shepherd, Shane Boswell, Chad Ebinger, Eli Brown, Pat Kirchner, Toby Taylor, Attorney Brad Kage, Inspector Danny Woodbeck and Executive Director Marie Shepherd. **Absent:** John Post

The **first item** of business was the reading, correction and approval of the minutes from the November 3, 2025, meeting. After reviewing the minutes, Dave Woodall made the motion to approve the minutes. Toby Taylor seconded the motion. This passed with 7 members voting in favor and 1 member (Chad Ebinger) abstaining.

The **second item** of business was 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.

After discussion with William White, Dave Woodall made a motion to deny the rezone. Shane Boswell seconded the motion. This passed with 7 members voting to deny and 1 member (Eli Brown) voting in favor. The North Vernon City Council will hear the request at their December 8, 2025 meeting.

The **third item** of business was 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.

After discussion with Jeremy Ochs, Travis Shepherd made a motion to approve the rezone. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor. The Vernon Town Council will hear the request at their December 11, 2025 meeting.

The **fourth item** of business was 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.

After a brief discussion, Dave Woodall made a motion to file for legal action. Toby Taylor seconded the motion. This passed unanimously with 8 members voting in favor.

The **fifth item** of business was 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 property owner was not present. After a brief discussion, Shane Boswell made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **sixth item** of business was 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.

Jimmie Ritchie the current tenant, stated he would have the vehicles all licensed on or before January 3, 2026. After a brief discussion, Shane Boswell made a motion to give him 60 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **seventh item** of business was 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.

After a brief discussion with Timothy Newkirk, Toby Taylor made a motion to give him 60 days to come into compliance and if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 8 members voting in favor.

The **eighth item** of business was 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.

After a brief discussion with the property owners, Pat Kirchner made a motion to give them 30 days to come into compliance and if not in compliance, file for legal action. Eli Brown seconded the motion. This passed unanimously with 8 members voting in favor.

The **ninth item** of business was 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 property owners were not present. After a brief discussion, Tiger Zamora made a motion to file for legal action. Shane Boswell seconded the motion. This passed unanimously with 8 members voting in favor.

The **tenth item** of business was 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 property owner was not present. After a brief discussion, Toby Taylor made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

The **eleventh item** of business was 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.

After a brief discussion with Susan Shinabarger, Dave Woodall made a motion to give her 60 days to come into compliance and if not in compliance, file for legal action. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

The **twelfth item** of business was 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 property owner was not present. After a brief discussion, Travis Shepherd made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

The **thirteenth item** of business was 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 property owners were not present. After a brief discussion, Shane Boswell made a motion to monitor the property for 60 days. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

The **fourteenth item** of business was 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 property owner was not present. Pat Kirchner made a motion to give him 30 days to come into compliance and if not in compliance, file for legal action. Travis Shepherd seconded the motion. This passed with 6 members voting in favor and 2 members (Travis Shepherd and Eli Brown) voting to deny.

The **fifteenth item** of business was 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 property owner was not present. After a brief discussion, Shane Boswell made a motion to give her 30 days to come into compliance and if not in compliance, file for legal action. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

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

Brad Kage opened the sealed bids for Case #993 - Michael Day’s property located at 3155 Cliffshire Lane, CSL, North Vernon to remove the junk, debris, salvage, trash, extreme uncontrolled vegetation, exterior deterioration/decay, old tires, and unnecessary clutter. The bids were: Polley Bros Property Clean Up LLC for \$1,000 and Owen Forestry and Excavation LLC for \$1,425. After reviewing the bids, Pat Kirchner made a motion to award the bid to Polley Bros Property Clean Up LLC for \$1,000. Eli Brown seconded the motion. This passed unanimously with 8 members voting in favor.

Brad Kage opened the sealed bids for Case #258 - David Ashpaugh & Larry Jansen’s property located at 1080 E. CR 510 S., North Vernon to remove the offending items. The bid was: Owen Forestry and Excavation LLC for \$1,450. After reviewing the bid, Travis Shepherd made a motion to award the bid to Owen Forestry and Excavation LLC for \$1,450. Eli Brown seconded the motion. This passed unanimously with 8 members voting in favor.

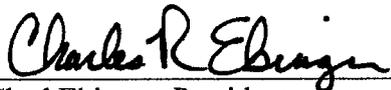
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Eli Brown made the motion to adjourn. Chad Ebinger seconded the motion. This passed unanimously with 8 members voting in favor.

Respectfully submitted,



Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission