

**Board of Zoning Appeals Meeting**  
**February 12, 2026, at 6:00 p.m.**  
**Agenda**

The Board of Zoning Appeals will have a regular meeting on February 12, 2026, at 6:00 p.m. at the Jennings County Government Center's 1<sup>st</sup> Floor Meeting Room. This meeting can also be viewed at this location:  
<https://www.youtube.com/@jenningscountygovernment7959>

The **first item** will be the Election of Officers for 2026.

The **second item** will be the reading, correction, and approval of the minutes of the December 18, 2025, meeting

The **third item** of business will be the variance request of James Kay. He is wanting to place a garage at his property located at 8090 N State Hwy 7, Elizabethtown. The structure will sit 63 ft from the south property line & a 49.5 ft variance is needed to meet the 112.5 ft front setback requirement from the highway. 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: 8090 N State Hwy 7, Elizabethtown IN 47232  
Legal Description: PT E ½ SEQ 28-8-7 1.608 AC  
Map Number: 40-03-28-400-034.005-006

The **fourth item** of business will be the variance request of Glenn & Sharon Horn being represented by Billie Jo Fosnight. They are wanting to leave a utility building that was placed on their property located at 9195 N State Hwy 7, Elizabethtown. The structure sits 55 ft from the east side property line, and a 57.5 ft variance is needed to meet the 112.5 ft front setback requirement from the highway. 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: 9195 N State Hwy 7, Elizabethtown IN 47232  
Legal Description: PT W ½ SWQ 21-8-7 2.08 AC  
Map Number: 40-03-21-300-016.018-006

The **fifth item** of business will be the Home-Based Business "Special Use" request of Christopher Doran. His plans are to operate a law office in the front house located at 23 E Brown Street, Vernon. There is also a second home located in the rear of this property that his mother lives in. The hours of operation would be by appointment only. There is off-street parking for clients on the rear of the property. A single unlighted business sign, not larger than 5 (five) square feet, may be posted on the premises.

Commonly known as: 23 E Brown Street, Vernon IN 47282  
Legal Description: VERNON 132  
Map Number: 40-12-02-330-072.000-013

The **sixth item** of business will be the variance request of William E Wright. He is wanting to place a new pole barn at his property located at 9395 S State Hwy 3, Commiskey IN 47227. The structure will sit 52.5 ft from the east side property line & a 60 ft variance is needed to meet the 112.5 ft front setback requirement from the highway. 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: 9395 S State Hwy 3, Commiskey IN 47227

Legal Description: PT NWQ 28-5-8 2.41 AC

Map Number: 40-16-28-200-010.002-009

The **seventh item** of business will be the "Special Use" request of Bernard & Cari Hauersperger. Their plans are to operate an Airbnb located at 1245 S Co Rd 700 W, North Vernon. The business would consist of the home being rented out as a short-term rental such as an Airbnb. There will be off-street parking available on the property for the renters, and the hours of operation would depend on the demand.

Commonly known as: 1245 S Co Rd 700 W, North Vernon IN 47265

Legal Description: PT NE ¼ NEQ 16-6-7 5.0029 AC

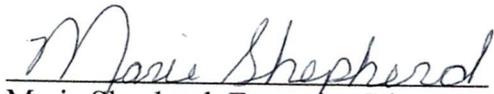
Map Number: 40-11-16-100-002.000-011

**Old Business:**

**New Business:**

**Adjournment:**

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission