

**Board of Zoning Appeals Meeting
December 18, 2025
Minutes**

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. The meeting was called to order by Jason Sanders at 6:00 p.m.

Those present: Jason Sanders, Pam Woodall, Lola Post, Eli Brown, Inspector Danny Woodbeck and Clerk Susie Barlow.
Absent: Tiger Zamora and Director Marie Shepherd

The **first item** will be the reading, correction, and approval of the minutes of the November 20, 2025, meeting. After reviewing the minutes, Pamela Woodall made the motion to approve the minutes as prepared. Lola Post seconded the motion. This passed unanimously with 4 members voting in favor.

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

After discussing the variance with John & Randi Hofelich, Eli Brown made the motion to approve the variance. Pam Woodall seconded the motion & Lola Post abstained. This passed with 3 members voting in favor.

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

After discussing the variance with John Harrod, Pam Woodall made the motion to approve the variance. Lola Post seconded the motion. This passed unanimously with 4 members voting in favor.

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

After discussing the "Special Use" with Charlotte Ritchie, Lola Post made the motion to approve the Special Use. Eli Brown seconded the motion. This unanimously passed with 4 members voting in favor.

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

After discussing the variance with Dale & Judith Shepherd, Pam Woodall made a motion to deny the variance. Lola Post seconded the motion. This unanimously passed with 4 members voting to deny.

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

After discussing the Special Use with Tyler Parkerson of Horvath Towers VI, LLC, Pam Woodall made a motion to approve the Special Use. Eli Brown seconded the motion. This unanimously passed with 4 members voting in favor.

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

After discussing the variance with Edwin Whitaker, Lola Post made the motion to approve the variance contingent on Mr. Whitaker when having the survey done that, he includes an easement to cover the finger system of the septic on said property. Pam Woodall seconded the motion. This unanimously passed with 4 members voting in favor.

Old Business: None

New Business: None

Adjournment:

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

Respectfully submitted,



Susie Barlow, Clerk
Jennings County Area Plan Commission