

Area Plan Commission
January 5, 2026
Minutes

The Area Plan Commission held a regular scheduled meeting on January 5, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. Vice President Travis Shepherd called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the December 1, 2025, meeting. After reviewing the minutes, Shane Boswell made the motion to approve the minutes. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

The **second item** of business was the rezone request of North Vernon Redevelopment Commission being represented by Larry Greathouse & Greg Hicks. They would like to rezone parcel #'s 40-09-21-200-006.000-004 @ 3975 N State Hwy 3, North Vernon, 40-09-21-200-003.000-004 @ 3885 N State Hwy 3, North Vernon, 40-09-21-200-005.000-004 @ 3955 N State Hwy 3, North Vernon from Residential Single-Family to Heavy Industrial. Also, parcel #'s 40-09-21-200-008.002-004 @ N State Hwy 3, North Vernon, 40-09-21-200-007.000-004 @ 3995 N State Hwy 3, North Vernon from Agriculture to Heavy Industrial. Parcel # 40-09-21-200-008.001-004 @ 3855 N State Hwy 3, North Vernon from Commercial Single-Site to Heavy Industrial, and parcel # 40-09-21-200-004.001-004 @ 3905 N State Hwy 3, North Vernon from Commercial to Heavy Industrial. This rezoning will allow for future development.

Commonly known as: 3975 N State Hwy 3, North Vernon, 3885 N State Hwy 3, North Vernon, 3955 N State Hwy 3, North Vernon, N State Hwy 3, North Vernon, 3995 N State Hwy 3, North Vernon, 3855 N State Hwy 3, North Vernon, 3905 N State Hwy 3, North Vernon

Legal Description: GREER & BOTT SUB DIV MINOR 1, GREER & BOTT SUBD 5, GREER & BOTT SUB DIV 2, PT NWQ 21-7-8 47.054 AC, PT NWQ 21-7-8 0.925 AC, PT NEQ NWQ 21-7-8 1.032 AC, GREER & BOTT SUBD PT LOT 4

Map Numbers: 40-09-21-200-006.000-004, 40-09-21-200-003.000-004, 40-09-21-200-005.000-004, 40-09-21-200-008.002-004, 40-09-21-200-007.000-004, 40-09-21-200-008.001-004, 40-09-21-200-004.001-004

Recommendation of Essential Service Committee:

After discussion with Greg Hicks and Larry Greathouse, John Post made a motion to approve the rezone. Ed Biehle seconded the motion. This passed unanimously with 4 members voting in favor. The Area Plan Commission will hear the request at their January 5, 2026, meeting.

Recommendation from Area Plan Commission:

After discussion with Greg Hicks and Larry Greathouse, Pat Kirchner made a motion to approve the rezone. Tiger Zamora seconded the motion. This passed with 6 members voting in favor and 1 member (Dave Woodall) abstaining. The North Vernon City Council will hear the request at their January 12, 2026 meeting.

The **third item** of business was the “Show Cause” hearing on Case #94 on Jonathan Ashpaugh’s property located at 604 Greenbriar Circle, CSL, North Vernon. The property owner has been notified that all debris, unnecessary clutter, uncontrolled vegetation and unlicensed/inoperable vehicles be removed from the property. There is also a shed on the property that appears unsafe. The property remains in violation.

The property owner was 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 7 members voting in favor.

The **fourth item** of business was the “Show Cause” hearing on Case #942 on Sonya Bogey-Parker’s property located at 2841 Rupelton Way, CSL, North Vernon. The property owner has been notified that it is against the county ordinance to live in a non-residential structure. In September, she said it was temporary, and she would be putting a mobile home there soon. 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 with a \$500 fine. Pat Kirchner seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifth item** of business was the “Show Cause” hearing on Case #898 on James Hood’s property located at 3387 Rothshire Circle, CSL, North Vernon. The property owner has been notified that all debris and unnecessary clutter be removed from the property. It also appears there are some boarded up windows on the home. The property remains in violation.

After a brief discussion with Joana Cherry, Shane Boswell made a motion to give her 30 days to come into compliance and if not in compliance, file for legal action with a \$500 fine. Toby Taylor seconded the motion. This passed unanimously with 7 members voting in favor.

The **sixth item** of business was the “Show Cause” hearing on Case #2006 on Virgil Loper’s property located at 5775 N Blossom Drive, Scipio. The property owner is deceased, and Village Capital & Investment is in charge of the home at this time. The home is abandoned with overgrown vegetation and debris, tires stacked in the yard. Also, a very large tree limb has now fallen on the roof causing damage. The property remains in violation. – This item was dismissed.

The **seventh item** of business was the “Show Cause” hearing on Case #1713 on William & Angela Miller’s property located at 6880 N State Hwy 3, North Vernon. The property owners have been notified that all trash, debris and unnecessary clutter be removed from the property. The property remains in violation.

The property owners were not present. After a brief discussion, Dave Woodall made a motion to give them 30 days to come into compliance and if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 7 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Case #2025 on Tammy Williams’ property located at 2359 Earlham Way, CSL, North Vernon. The property owner has been notified that all trash, debris and unnecessary clutter be removed from the property. The property remains in violation.

The property owner was not present. After a brief discussion, Dave Woodall made a motion to file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 7 members voting in favor.

The **ninth item** of business were the opening of bids on:

Brad Kage opened the sealed bids for Case #1796 - Anna Caddell's property located at 130 W O&M Avenue, North Vernon to remove the vehicle and to demolish and remove the structure. The bids were: Owen Forestry and Excavation LLC for \$6,000; Mahoy Construction for \$3,000; Allens Tree Service and Removal for \$15,000; Polley Bros Property Clean Up LLC for \$4,500 and Morrison Excavating LLC for \$10,460. After reviewing the bids, Toby Taylor made a motion to award the bid to Mahoy Construction for \$3,000. Shane Boswell seconded the motion. This passed with 6 members voting in favor and 1 member (Dave Woodall) with a "no" vote.

Brad Kage opened the sealed bids for Case #1 - Greg Daeger's property located at 1236 W O&M Avenue, North Vernon to demolish and remove the structures. The bids were: Owen Forestry and Excavation LLC for \$4,500; Allens Tree Service and Removal for \$12,000 and Morrison Excavating LLC for \$13,940. After reviewing the bids, Shane Boswell made a motion to award the bid to Owen Forestry and Excavation LLC for \$4,500. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

Brad Kage opened the sealed bids for Case #69 - Glen Lawson's property located at 1726 Heathglen, North Vernon to demolish and remove the structures. The bids were: Owen Forestry and Excavation LLC for \$12,000; Mahoy Construction for \$5,500; Polley Bros Property Clean Up LLC for \$15,000 and Morrison Excavating LLC for \$11,462. After reviewing the bids, Toby Taylor made a motion to award the bid to Mahoy Construction for \$5,500. Pat Kirchner seconded the motion. This passed with 6 members voting in favor and 1 member (Dave Woodall) with a "no" vote.

Brad Kage opened the sealed bids for Case #908 - Josh Luper's property located at 467 Locustwood Drive, North Vernon to remove the offending items. The bids were: Owen Forestry and Excavation LLC for \$1,100; Allens Tree Service and Removal for \$1,000 and Polley Bros Property Clean Up LLC for \$1,500. After reviewing the bids, Shane Boswell made a motion to award the bid to Allens Tree Service and Removal for \$1,000. Toby Taylor seconded the motion. This passed with 6 members voting in favor and 1 member (Dave Woodall) with a "no" vote.

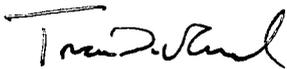
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Pat Kirchner made the motion to adjourn. Travis Shepherd seconded the motion. This passed unanimously with 7 members voting in favor.

Respectfully submitted,



Travis Shepherd, Vice President
Jennings County Area Plan Commission

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission