

**Area Plan Commission**  
**April 6, 2026**  
**Minutes**

The Area Plan Commission held a regular scheduled meeting on April 6, 2026, at 6:00 p.m. in the Conference Room of the Government Center located at 200 E. Brown Street in Vernon, Indiana. The meeting was called to order by President, Chad Ebinger.

**Those present:** Chad Ebinger, Travis Shepherd, Dave Woodall, Scott Smith, Pat Kirchner, John Post, Tiger Zamora, Shane Boswell (after the fifth item), Attorney Brad Kage, Inspector Danny Woodbeck and Executive Director Marie Shepherd. **Absent:** Toby Taylor

The **first item** of business was the reading, correction and approval of the minutes of the March 2, 2026, meeting. After reviewing the minutes, Travis Shepherd made a motion to approve the minutes. Pat Kirchner seconded the motion. This passed unanimously with 7 members voting in favor.

The **second item** of business was the approval/denial of a 2020 single-wide mobile home for Kathy Weixler. The home is currently located at 1340 W Co Rd 115 S, North Vernon and will be moved to 2126-2127 Chandlear Lane, CSL, North Vernon. Inspector Woodbeck did an inspection. Country Squire Lakes has issued their permit for it to be moved there.

After a brief discussion with Kathy Weixler, Tiger Zamora made a motion to approve the mobile home. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

The **third item** of business was the "Show Cause" hearing on Case #932 owned by Blackstar Stability Distressed Debt Fund located at 50 W Poplar St, North Vernon. The owners and current residents have been notified that all trash, debris and unlicensed vehicles be removed from the property. This complaint was opened on 5/21/24 and we have had numerous conversations with Rachel from Blackstar. The property remains in violation.

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

The **fourth item** of business was the "Show Cause" hearing on Case #1671 owned by Robin Deputy located at 9295 W. County Road 900 S., Paris Crossing. The property owner has been notified that all trash, debris, tires and overgrown vegetation be removed from the property. There is an unsafe building on the property that needs to be removed or repaired. This case was opened 1/21/25 when someone else owned the property. Robin has owned the property since 9/2/25. The property remains in violation.

After a brief discussion with the property owner, Dave Woodall made a motion to give her 120 days to remove trash, debris, tires and overgrown vegetation and structure, continue to monitor. Scott Smith seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifth item** of business was the "Show Cause" hearing on Case #1810 owned by Andrew & Melinda Hatchett located at 504 4<sup>th</sup> Street, North Vernon. The property owners have been notified that all trash and debris be removed from the property. The home appears abandoned and is showing exterior decay. This complaint was opened in May of 2025 and we have spoken to the owners, but the property is still in violation.

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

The **sixth item** of business was the "Show Cause" hearing on Case #1973 owned by Destiny McIntosh located at 8525 S Byfield St, Commiskey, IN. The property owner has been notified that all trash, debris, tires, overgrown vegetation and unlicensed/inoperable vehicles be removed from the property. The case was opened 7/17/25 with several calls from the owner asking for more time. The property remains in violation.

After a brief discussion with the property owner, Shane Boswell made a motion to give her 90 days to come into compliance and if not in compliance, file legal action. Dave Woodall seconded the motion. This passed unanimously with 8 members voting in favor.

The **seventh item** of business was the opening of bids for the following:

Brad Kage opened the sealed bids for Case #133 – Michael Hartwell's property located at 229 Hawthorne Drive, North Vernon to demolish and remove the manufactured home and remove the junk, debris, salvage and unnecessary clutter. The bid was: Mahoy Construction for \$4,400. After reviewing the bid, Shane Boswell made a motion to award the bid to Mahoy Construction for \$4,400. Pat Kirchner seconded the motion. This passed unanimously with 8 members voting in favor.

Brad Kage opened the sealed bids for Case #721 – Barry & Tina Fisher's property located at 1770 E CR 100 S, North Vernon to remove the junk, debris, salvage and unnecessary clutter. The bid was: Allen Tree Services for \$500. After reviewing the bid, Shane Boswell made a motion to award the bid to Allen Tree Services for \$500. Travis Shepherd seconded the motion. This passed unanimously with 8 members voting in favor.

#### **Old Business:**

Brad Kage informed the Board that an executive session is required to discuss litigation regarding the Red Man Building. The session will be held on May 4, 2026, immediately preceding the regular board meeting.

#### **New Business:**

Director Shepherd proposed setting the pay rate for the part-time clerk at \$21.65 per hour. She noted that the employee has over four years of experience with the Area Plan and retired last year, expressing a willingness to return to work part-time. The board acknowledged her experience and the benefit of retaining a knowledgeable staff member. Dave Woodall made a motion to approve the \$21.65 an hour. Scott Smith seconded the motion. This passed unanimously with 8 members voting in favor. For final approval, it will need to be approved by the Jennings County Commissioners and the Jennings County Council.

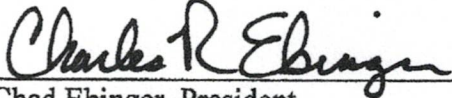
Director Shepherd discussed with the Board on April 2, 2026 she met with DNR to discuss our community's participation in the National Flood Insurance Program as well as audit our records. Our last ordinance was done in 2015 and we need to adopt the newest Flood Damage Prevention Ordinance. The purpose of this ordinance is to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas.

After a brief discussion, Shane Boswell made a motion to adopt the ordinance. John Post seconded the motion. This passed unanimously with 8 members voting in favor. For final adoption, the ordinance will also need to be approved by the Jennings County Commissioners, Town of Vernon and the City of North Vernon.

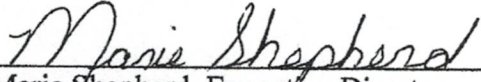
**Adjournment:**

With no further business to discuss, Travis Shepherd made a motion to adjourn. John Post seconded the motion. This passed unanimously with 8 members voting in favor.

Respectfully submitted,

  
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Chad Ebinger, President  
Jennings County Area Plan Commission

Respectfully submitted,

  
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Marie Shepherd, Executive Director  
Jennings County Area Plan Commission