

**Area Plan Commission**  
**June 1, 2026 at 6:00 p.m.**  
**Agenda**

The Area Plan Commission will have a regular meeting on June 1, 2026, at 6:00 p.m. in the Conference Room of the Government Center located at 200 E. Brown Street, Vernon, IN. This meeting can also be viewed on YouTube: <https://www.youtube.com/@jenningscountygovernment7959>

The **first item** of business will be the reading, correction and approval of the minutes from the May 4, 2026, meeting.

The **second item** of business will be a **Public Hearing** for a Major Subdivision plat approval for Oscar & Evelyn Elsner Commerce Park. This property is zoned (PDMX) Planned Unit Development Mixed Use. Commonly known as: N State Hwy 7, North Vernon IN 47265

Legal Description: PT NWQ 28-7-8 2.54 AC  
PT NEQ 29-7-8 10.16 AC  
Map Numbers: 40-09-28-200-020.000-004  
40-09-29-100-016.000-004

***Essential Service Committee Recommendation:***

After a brief discussion with Steve Elsner, Mike Cole made the motion to approve the plat for a Major Subdivision. Jerry Shepherd seconded the motion. This passed unanimously with 7 members voting in favor. The Area Plan Commission will hear the request at their June 1, 2026, meeting.

The **third item** of business will be the rezone request of Richard Roney & Suzannah Martin. They would like to rezone parcel #40-04-30-300-011.000-006 located at 8435 N Co Rd 380 W, Scipio from Residential Single-Family to Agriculture. This would bring this property into compliance for its usage.

**Commonly known as:** 8435 N Co Rd 380 W, Scipio IN 47273

**Legal Description:** PT SWQ 30-8-8 3.2089 AC

**Map Number:** 40-04-30-300-011.000-006

***Essential Service Committee Recommendation:***

After a brief discussion, Keith Messer made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 7 members voting in favor. The Area Plan Commission will hear the request at their June 1, 2026, meeting.

The **fourth item** of business will be the rezone request of Walter Grills. He is parceling off the house & garage located at 2400 N State Hwy 7, North Vernon and leaving it Agriculture, and rezoning the remainder of the property to Commercial Planned Business.

**Commonly known as:** 2400 N State Hwy 7, North Vernon IN 47265

**Legal Description:** PT NE ¼ SWQ 28-7-8 .90AC PT NE ¼ SWQ 28-7-8 1.37AC

**Map Number:** 40-09-28-300-033.000-004

***Essential Service Committee Recommendation:***

After a brief discussion with Walter Grills, Becca McClellan made the motion to approve the rezone. Keith Messer seconded the motion. This passed unanimously with 7 members voting in favor. The Area Plan Commission will hear the request at their June 1, 2026, meeting.

The **fifth item** of business will be the rezone request of JM Property Group NC, LLC represented by Sara Ford of Wallick Development, LLC. They would like to rezone parcel #40-09-33-200-017.000-004 located at Brookside Drive, North Vernon from Agriculture to Residential Multi-Family for a proposed 44-unit, multi-family housing development.

**Commonly known as:** Brookside Drive, North Vernon IN 47265

**Legal Description:** PT NWQ 33-7-8 11.069 AC

**Map Number:** 40-09-33-200-017.000-004

***Essential Service Committee Recommendation:***

After a brief discussion with Sara Ford, Keith Messer made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 7 members voting in favor. The Area Plan Commission will hear the request at their June 1, 2026, meeting.

The **sixth item** of business will be the rezone request of Jim Biehle of KJB Properties, LLC. He would like to rezone parcel #40-09-34-240-080.000-004 located at 149 5th Street, North Vernon from Commercial Historic Downtown to Residential Multi-Family. This would bring this property into compliance for its usage.

**Commonly known as:** 149 5th Street, North Vernon IN 47265

**Legal Description:** N V PT 227 S, 229 S

**Map Number:** 40-09-34-240-080.000-004

***Essential Service Committee Recommendation:***

After a brief discussion with Jim Biehle, Mike Cole made the motion to approve the rezone. John Post seconded the motion. This passed unanimously with 7 members voting in favor. The Area Plan Commission will hear the request at their June 1, 2026, meeting.

The **seventh item** of business will be the "Show Cause" hearing on Case #2056 located at 4805 W. County Road 400 S., North Vernon owned by Carl Ball, Jr. The property owner has been notified that all debris, unnecessary clutter and any inoperable/unlicensed vehicles be removed from the property. There also appears to be someone living in a non-residential structure on this property. The property remains in violation.

The **eighth item** of business will be the "Show Cause" hearing on Case #2057 located at 4805 W CR400 S, North Vernon owned by Kyle Ball. There were reports of someone living in the shed. An inspection was set up for 2/3/26 for Inspector Woodbeck to see if this was an issue. When he got there no one was there to let him in. The property remains in violation.

The **ninth item** of business will be the "Show Cause" hearing on Case #1605 located at 8 Hoosier Drive, North Vernon, owned by Mary Marlina Finley. The property owner has been notified that all debris, unnecessary clutter, tires be removed and exterior deterioration/decay be fixed. The property remains in violation.

The **tenth item** of business will be the "Show Cause" hearing on Case #1756 located at 420 N. Greensburg Street, North Vernon owned by Jackson Griffin. The property owner has been notified that all debris and unnecessary clutter be removed from the property. There is exterior deterioration/decay that needs addressed. There is also a dilapidated shed on the property that appears unsafe. The property remains in violation.

The **eleventh item** of business will be the “Show Cause” hearing on Case #2040 located at 9 S. Gum Street, North Vernon owned by Joseph Lewis. The property owner has been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The city had to mow this property as the owner had not mowed it. The property remains in violation.

The **twelfth item** of business will be the “Show Cause” hearing on Case #1336 located at 2168 Country Manor W, North Vernon, owned by Kenneth & Kimberly Melton. The property owners have been notified that the underpinning needs repaired on the home. There are also reports of the shingles on the home blowing off and damaging surrounding vehicles. The property remains in violation.

The **thirteenth item** of business will be the “Show Cause” hearing on Case #1019 located at 104 S. State Street, North Vernon and owned by State Street Community Worship Center. The property owner has been notified that there are significant deterioration/decay and windows missing or broken. There is a motor home with expired plates in the parking lot. They applied for a variance for a shipping container for storage on 8/21/25 at which time the Board voted to allow this for 6 months and then be removed. The container is still there.

The **fourteenth item** of business will be the “Show Cause” hearing on Case #1673 located at 525 Buckeye Street, North Vernon, owned by Donald Trowbridge Jr. 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 **fifteenth item** of business will be the “Show Cause” hearing on Case #1832 located at 3939 Stepelworth Way, North Vernon and owned by Stephanie Unzueta & Nicole Zap-Toto. The owners have been notified that all debris, unnecessary clutter and overgrown vegetation be removed from the property. The home also needs to have the underpinning fixed or replaced. The property remains in violation.

The **sixteenth item** of business will be the “Show Cause” hearing on Case #2051 located at 357 Honeylocust Pl, North Vernon and owned by Lance Webb. The property owner has been notified that all debris, unnecessary clutter and discarded household appliances be removed from the property. The property remains in violation.

The **seventeenth item** of business will be the “Show Cause” hearing on Case #2045 located at 2940 Wentworth Place, North Vernon and owned by Candic Whitehead. The property owner has been notified that all debris, unnecessary clutter and tires be removed from the property. The property remains in violation.

The **eighteenth item** of business will be the “Show Cause” hearing on Case #1274 located at 116 W Walnut Street, North Vernon and owned by Wiper Corporation. The property owner has been notified that all debris, unnecessary clutter be removed from the property. There is also exterior deterioration/decay including a broken window and a screen door lying on the front porch. The property remains in violation.

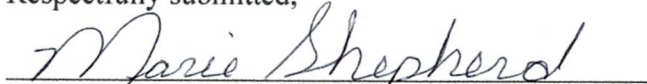
The **nineteenth item** of business will be the opening of bids for the clean-up of Marly & Aaron Blevins’ property located at 3667 Kensington Square, North Vernon.

**Old Business:**

**New Business:**

**Adjournment**

Respectfully submitted,

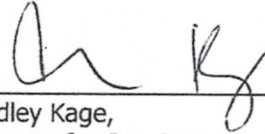


Marie Shepherd, Executive Director  
Jennings County Area Plan Commission

**NOTICE OF EXECUTIVE SESSION**

The Jennings County Area Plan Commission will conduct an executive session on **Monday June 1, 2026 at 5:30 pm** in the meeting room of the Jennings County Government Center on Brown Street in Vernon, Indiana to discuss a pending client service matter.

DATED: May 20, 2026



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Bradley Kage,  
Attorney for Jennings County Area Plan  
Commission