

**Board of Zoning Appeals Meeting**  
**April 16, 2026**  
**Minutes**

The Board of Zoning Appeals held a regular meeting on April 16, 2026, at 6:00 p.m. at the Jennings County Government Center's 1<sup>st</sup> Floor Meeting Room. The meeting was called to order by President, Tiger Zamora.

**Those present:** Tiger Zamora, Jason Sanders, Lola Post, Pamela Woodall, Scott Smith, Inspector Danny Woodbeck and Director Marie Shepherd.

The **first item** was the reading, correction, and approval of the minutes of the February 12, 2026, meeting. After reviewing the minutes, Jason Sanders made the motion to approve the minutes as prepared. Lola Post seconded the motion. This passed unanimously with 5 members voting in favor.

The **second item** was the Home-Based Business "Special Use" request of Kara & Joshua Kellems. They want to operate a dog grooming salon located at 13350 N Co Rd 845 E, Westport. They will also provide 1 on 1 training to service dogs. The hours of operation would be Monday-Thursday from 9:00 a.m. to 3:00 p.m. There will be off-street parking available for customers on the property.

Commonly known as: 13350 N Co Rd 845 E, Westport IN 47283

Legal Description: E ½ NW ¼ DWQ 31-9-10 3

Map Number: 40-01-31-300-010.000-005

Following a discussion with the property owners regarding the Special Use, Jason Sanders moved to approve it for six months. Pamela Woodall seconded the motion, which passed unanimously with a 5-0 vote.

The **third item** of business was the variance request of Bessenger Family Limited Partnership being represented by Chad Bessenger. The property is located at 373 N Edgewood Avenue; North Vernon will be surveyed & split into 4 separate parcels. Two of these parcels will need a 10' variance to meet the 80' minimum lot width 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: 373 N Edgewood Ave, North Vernon IN 47265

Legal Description: EDGEWOOD 132-136 137, 138, 139, 140-142 143-145, 146

Map Number: 40-09-33-420-021.000-004

Following a discussion with Chad Bessenger regarding the variance, Jason Sanders moved to approve the variance. Scott Smith seconded the motion, which passed unanimously with a 5-0 vote.

The **fourth item** of business was an appeal made by Barbara L. Vinson regarding an administrative decision for a denial of a building permit for a shed located at 2184 Gillyton Court, CSL, North Vernon, IN 47265.

Barbara Vinson was not in attendance; Jason Sanders moved to table this item until next month. Pamela Woodall seconded the motion, which passed unanimously with a 5-0 vote.

The **fifth item** of business was the variance request of Paul Sharp. He would like to place a 320 sq ft shipping container on his property located at 1425 W County Rd 800 N, North Vernon. This container will be used for extra storage on his property.

Commonly known as: 1425 W Co Rd 800 N, North Vernon IN 47265

Legal Description: PLEASANT VIEW FARMS LOT 2

Map Number: 40-04-33-100-003.008-010

Following a discussion with Paul Sharp regarding the variance, Lola Post moved to approve the variance. Scott Smith seconded the motion, which passed unanimously with a 5-0 vote.

The **sixth item** of business was the "Special Use" request of Bradley & Kimberly Foist being represented by John Burchfield of Telecom Services for Tillman Infrastructure LLC. They would like to construct a 290' tall, guyed communications tower with a 10' lightning rod within a 100' X 100' leased area. The proposed site will be erected, owned, and managed by Tillman Infrastructure. AT&T Mobility will locate its antennas on the tower at 285' above ground level and its equipment in the compound upon completion.

Commonly known as: N County Road 900 W, Elizabethtown IN 47232

Legal Description: PT SWQ SE ¼ NWQ, PT S, PT W ½ SEQ 29-8-7 191.965 AC

Map Number: 40-03-29-900-018.002-006

Following a discussion with the property owners regarding the Special Use, Jason Sanders moved to approve the variance. Pamela Woodall seconded the motion, which passed with 4 members voting to approve and 1 member (Lola Post) abstaining.

The **seventh item** of business was the variance request of Greg Hicks. His plan is to add a 540 sq ft addition to his existing home at 405 S Jennings Street, North Vernon. The addition will sit 6ft from the southside property line, and a 4ft variance is needed to meet the 10ft 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: 405 S Jennings Street, North Vernon IN 47265

Legal Description: TRIPP #3 612 W ½ 613 PT 6 X 152 613

Map Number: 40-09-34-340-085.000-004

Following a discussion with Greg Hicks regarding the variance, Jason Sanders moved to approve the variance. Pamela Woodall seconded the motion, which passed unanimously with a 5-0 vote.

The **eighth item** of business was the variance request of Barbara J Wilson. Her plans are to place a 32' X 42' garage on her property located at 5105 S Co Rd 600 W, North Vernon. The structure will sit 66ft from the east side property line, and a 9ft variance is needed to meet the 75ft 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: 5105 S County Rd 600 W, North Vernon IN 47265

Legal Description: PT NE ¼ NEQ 3-5-7 2.70 AC

Map Number: 40-17-03-100-001.000-007

Following a discussion with Barbara Wilson regarding the variance, Pamela Woodall moved to approve the variance. Lola Post seconded the motion, which passed unanimously with a 5-0 vote.

The **ninth item** of business was the variance request of Steven Fletcher. His plans are to place a 14' X 24' attached garage on his property located at 240 S Co Rd 400 W, North Vernon. The structure will sit 12ft from the south side property line, and a 13ft variance is needed to meet the 25ft 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: 240 S Co Rd 400 W, North Vernon IN 47265

Legal Description: N PT W ½ NWQ 7-6-8 .46AC

Map Number: 40-12-07-220-011.000-011

Following a discussion with Steven Fletcher regarding the variance, Lola Post moved to approve the variance. Scott Smith seconded the motion, which passed unanimously with a 5-0 vote.

The **tenth item** of business was the variance request of Barry Elston. His plans are to place a detached garage on his property located at 105 Norris Ave, North Vernon. The structure will sit 25ft from the north side property line, and a 25ft variance is needed to meet the 50ft 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:105 Norris Avenue, North Vernon IN 47265

Legal Description: PT NEQ (NOR 5) 4-6-8 50 X 142 (NOR 6)

Map Number: 40-12-04-110-044.000-004

Following a discussion with Barry Elston regarding the variance, Jason Sanders moved to approve the variance. Lola Post seconded the motion, which passed unanimously with a 5-0 vote.

The **eleventh item** of business was the variance request of James & Kayla Zimmerman. Their plans are to build a new home on this property located at 1155 E Co Rd 50 N, North Vernon. The structure will sit 45ft from the north side property line, and a 30ft variance is needed to meet the 75ft 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:1155 E Co Rd 50 N, North Vernon IN 47265

Legal Description: PT SWQ 1-6-8 3.00 AC

Map Number: 40-12-01-300-028.001-012

Following a discussion with Alex Zimmerman regarding the variance, Pamela Woodall moved to approve the variance. Lola Post seconded the motion, which passed unanimously with a 5-0 vote.

The **twelfth item** of business was the variance request of James McNeelan. His plans are to replace the existing garage with a 20ft X 60ft garage located at 19 W Walnut Street, North Vernon. The new structure will sit 2ft from the west side property line, & an 8ft variance is needed to meet the 10ft side setback requirement. The garage will also sit 20ft from the south side property line, & a 30ft variance is needed to meet the 50ft public right-of-way 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:19 W Walnut Street, North Vernon IN 47265

Legal Description: PAB 2 PT LOT 53

Map Number: 40-09-34-330-008.000-004

Following a discussion with James McNeelan regarding the variance, Jason Sanders moved to approve the variance. Lola Post seconded the motion, which passed unanimously with a 5-0 vote.

The **thirteenth item** of business was the variance request of Melinda L Gabbard. The property will be split into 2 parcels located at 1511 E Buckeye Street, North Vernon. Lot 1 will be one acre, a one-acre variance will be needed to meet the 2-acre lot requirement for commercial property. The existing building located on the west side will need a 17.2ft variance & the building located on the east side will need a 34.7ft variance to meet the 50ft front & side yard setback requirements. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 7-1: Commercial Lot Layouts.

Commonly known as: 1511 E Buckeye Street, North Vernon IN 47265

Legal Description: PT SWQ 35-7-8 3.69AC

Map Number: 40-09-35-300-069.000-003

Following a discussion with Melinda Gabbard regarding the variance, Jason Sanders moved to approve the variance. Scott Smith seconded the motion, which passed unanimously with a 5-0 vote.

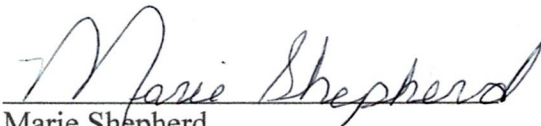
**Old Business:** None

**New Business:** None

**Adjournment:**

With no further business to discuss, Jason Sanders made the motion to adjourn, Lola Post seconded the motion. This passed unanimously with 5 members voting in favor.

Respectfully submitted,



Marie Shepherd  
Executive Director