

**Area Plan Commission**  
**May 4, 2026**  
**Minutes**

The Area Plan Commission held a regular scheduled meeting on May 4, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. Travis Shepherd, Vice President called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the April 6, 2026, meeting. After reviewing the minutes, John Post made a motion to approve the minutes. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting in favor.

The **second item** of business was a **Public Hearing** for a survey plat approval for the Oscar & Evelyn Elsner Commerce Park. This property is zoned (PDMX) Planned Unit Development Mixed Use. This item was tabled until June 1, 2026.

The **third item** of business was the rezone request of EJ Express LLC represented by Eric Pettit. He would like to rezone parcel #40-09-34-240-067.000-004 located at 218 4<sup>th</sup> Street, North Vernon from Commercial to Residential Multi-Family. This would bring this property into compliance for its usage.

**Commonly known as:** 218 4<sup>th</sup> Street, North Vernon IN 47265  
**Legal Description:** N V 512 PP  
**Map Number:** 40-09-34-240-067.000-004

**Recommendation of the Essential Service Committee:**

After a brief discussion, Ed Biehle made the motion to approve the rezone. Becca McClellan seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their May 4, 2026 meeting.

After discussion, Dave Woodall made the motion to approve the rezone. Toby Taylor seconded the motion. This passed unanimously with 6 members voting to approve. The North Vernon City Council will hear the request at their May 11, 2026 meeting.

The **fourth item** of business was the rezone request of Ben & Salome Schwartz represented by Glorianna Robbins of Pieratt & Belding Real Estate. They would like to rezone 1 acre for a cemetery and 2 acres for a school located at 2080 N Co Rd 550 E, Butlerville from Agriculture to Institutional.

**Commonly known as:** 2080 N Co Rd 550 E, Butlerville IN 47223  
**Legal Description:** PT SEQ 27-7-9 52.557 AC Tract "B"  
**Map Number:** 40-08-27-400-020.000-002

**Recommendation of the Essential Service Committee:**

After a brief discussion with Glorianna Robbins and Mr. Schwartz, Jerry Shepherd made the motion to approve the rezone. Ed Biehle seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their May 4, 2026 meeting.

After discussion with Glorianna Robbins and Ben Schwartz, Dave Woodall made the motion to approve the rezone. Tiger Zamora seconded the motion. This passed unanimously with 6 members voting to approve. The Jennings County Commissioners will hear the request at their May 7, 2026 meeting.

The **fifth item** of business was John Hardy requesting an access easement for additional parcels located at 10680 S. State Highway 3, Deputy, IN.

After discussion with John Hardy, Pat Kirchner made the motion to approve the access easement with a maintenance agreement being completed with the 3 other parcels. Dave Woodall seconded the motion. This passed unanimously with 6 members voting to approve.

The **sixth item** of business was the approval/denial of a single wide Fleetwood Sunpoint mobile home that has already been set at 9506 N. CR 820 W., Elizabethtown for Stephen Singer. Inspector Woodbeck did an inspection on 4/7/26.

After discussion with Steven Singer, Toby Taylor made the motion to approve the mobile home and was fined \$500 for setting the mobile home without prior approval. Tiger Zamora seconded the motion. This passed with 5 members voting to approve and 1 member (Dave Woodall voting to deny).

The **seventh item** was the approval/denial of a 1999 single wide mobile home located at 7750 E. County Road 150 S., Butlerville owned by Colleen Kirchner and will be moved to 3750 S. County Road 600 E., Dupont. Inspector Woodbeck did an inspection.

After discussion with Collen Kirchner, Dave Woodall made the motion to approve 1999 single wide mobile home. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting to approve.

The **eighth item** of business was the "Show Cause" hearing on Case #100 for the property at 711 Greenbriar Circle owned by Aaron Baker. This complaint was opened 12/2/25 for trash, clutter and debris. The property remains in violation. This property has been a complaint several times since 2016 (same owner).

The property owner was not present. After a brief discussion, Dave Woodall made a motion to file for legal action. Toby Taylor seconded the motion. This passed unanimously with 6 members voting in favor.

The **ninth item** of business was the "Show Cause" hearing on Case #2043 for the property at S CR 550 W owned by Frederick & Sharon Baurley. The property owners have been notified that all trash, debris and unlicensed/inoperable cars be removed from the property. Mr. Baurley reported that he has an excavating business that his family has had since 1969. The property is zoned Agricultural.

Jonathan Baurley stated he farms and has an excavating business on file at the Recorder's office since 2000. Mr. Baurley stated there's probably 20 pieces of equipment there and he doesn't buy any equipment at auctions. Pat Kirchner made a motion to dismiss. Dave Woodall seconded the motion. This passed unanimously with 6 members voting in favor.

The **tenth item** of business was the "Show Cause" hearing on Case #726 for the property at 523 Aspen Court, North Vernon owned by Angel Fletcher. The property owner has been notified that all trash, debris and unnecessary clutter be removed. This property (current owner) has had complaints since 2022.

The property owner was not present. After a brief discussion, Toby Taylor made a motion to give her 30 days to remove the trash, debris, unnecessary clutter, if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 6 members voting in favor.

The **eleventh item** of business was the "Show Cause" hearing on Case #2016 for the property located at 5815 N CR 650 W, Scipio, IN owned by Rick McCoy & Brandon McCoy. The property owners have been notified that all trash, debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation be removed from the property. This has been an open complaint since 9/30/25 and the property remains in violation.

The property owners were not present. After a brief discussion, Toby Taylor made a motion to give them 30 days to remove the trash, debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation. If not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting in favor.

The **twelfth item** of business was the "Show Cause" hearing on Case #1723 for the property located at 731 Walnut Grove Lane, North Vernon owned by Robert E McDaniel. The property owner has been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. This property was before the APC Board 8/4/25 and was cleaned up after that. This was re-opened 12/5/25. The property remains in violation.

The property owner was not present. After a brief discussion, Toby Taylor made a motion to give him 30 days to remove the trash, debris, unnecessary clutter, unlicensed/inoperable vehicles, if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 6 members voting in favor.

The **thirteenth item** of business was the "Show Cause" hearing on Permit #2025617 for the property located at 735 S CR 650 W, North Vernon, owned by Michael Megal, Revocable Trust. Michael's son, Andrew, obtained a permit for a new single-family residence. The final inspection on the home failed to pass on 3/9/26. It appears that they have moved into the home even though another final inspection has not been carried out.

The property owner was not present. After a brief discussion, Pat Kirchner made a motion to give them 30 days to get a final inspection, and they can't live in the structure until a Certificate of Occupancy is issued. Toby Taylor seconded the motion. This passed unanimously with 6 members voting in favor.

The **fourteenth item** of business was the “Show Cause” hearing on Case #2005 for the property located at 3750 S CR 600 E, Dupont, owned by James E Robinson and Randall R Robinson. The property owners have been notified that all trash, debris, unnecessary clutter, discarded household appliances and any unlicensed/inoperable vehicles 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 him 60 days to remove the trash, debris, unnecessary clutter, discarded household appliances and any unlicensed/inoperable vehicles, if not in compliance, file for legal action. Toby Taylor seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifteenth item** of business was the “Show Cause” hearing on Case #1387 for the property located at 406 Beech Road, North Vernon, owned by Larry Tucker. The property owner and Current Resident have been notified that all trash, debris and unnecessary clutter be removed from the home. There have been complaints of squatters on the property, waste burning and cockroaches/bugs coming from the property. This property has been an ongoing issue with violations since 2023 and has been before the APC Board before and to court in 2025.

The property owner was not present. After a brief discussion, Toby Taylor made a motion to file for legal action. Dave Woodall seconded the motion. This passed unanimously with 6 members voting in favor.

The **sixteenth item** of business was the “Show Cause” hearing on Case #2054 for the property located at 707 Greenbriar Circle, North Vernon and owned by William and Judith Wand. The property owners have been notified that all trash, debris, unnecessary clutter and discarded household appliances 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 remove the trash, debris, unnecessary clutter and discarded household appliances, if not in compliance, file for legal action. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting in favor.

The **seventeenth item** of business was the “Show Cause” hearing on Case #1721 for the property located at 126 W O&M Avenue, North Vernon, owned by Zachery Wilson. The property owner has been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The property was before the APC Board in May 2025 at which time the board voted to dismiss the violation. It was re-opened 6/4/25 and remains in violation.

The property owner was not present. After a brief discussion, Pat Kirchner made a motion to give him 30 days to remove the trash, debris, unnecessary clutter and unlicensed/inoperable vehicles, if not in compliance, file for legal action. Tiger Zamora seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighteenth item** of business was the “Show Cause” hearing on Case #1079 for the property located at 33 N St Hwy 3, Vernon, owned by Danny Wright. The property owner purchased this property in March 2023. At that time there was a violation on the property as there was an accident and steel rolls had come off a semi and damaged the home. Dan obtained a remodel permit on 6/12/24 but no work was done. He then pulled a demolition permit 6/25/25 which expired 9/25/25 and still no work was done. Then 11/21/25 he said he was going to remodel the home, and his remodel permit was extended to 3/31/26. The property remains in violation.

The property owner was not present. After a brief discussion, Pat Kirchner made a motion to give him a six-month extension from 3/31/2026 on the inside. Tiger Zamora seconded the motion. This passed with 5 members voting in favor and 1 member (Travis Shepherd) voting to deny.

Dave Woodall made a motion to give him a 60-day extension from 3/31/2026 on the outside. Toby Taylor seconded the motion. This passed unanimously with 6 members voting in favor.

The **nineteenth item** of business was the "Show Cause" hearing on Case #2050 for the property located at 135 E Washington St, Vernon, and owned by Daniel & Linda Wright. The property owners have been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles 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 give him 30 days to remove the trash, debris, unnecessary clutter and unlicensed/inoperable vehicles, if not in compliance, file for legal action. Toby Taylor seconded the motion. This passed unanimously with 6 members voting in favor.

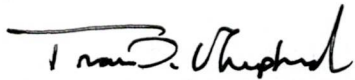
**Old Business:** None

**New Business:** None

**Adjournment:**

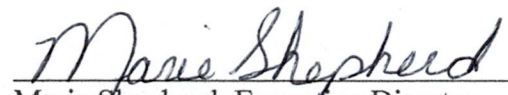
With no further business to discuss, Dave Woodall made a motion to adjourn. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting in favor.

Respectfully submitted,



Travis Shepherd, Vice President  
Jennings County Area Plan Commission

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission