

Area Plan Commission
July 13, 2026 at 6:00 p.m.
Agenda

The Area Plan Commission will have a regular meeting on July 13, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. 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 June 1, 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. – This item was tabled from a previous meeting.

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 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. – This item was tabled from the previous meeting.

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 **fourth item** of business will be the rezone request of Jeremy Ochs of Vida Investment Group LLC. He would like to rezone parcel #40-09-34-130-032.000-004 located at 320 7th Street, North Vernon from Residential Two Family to Residential-Single Family. This would bring this property into compliance for its usage.

Commonly known as: 320 7th Street, North Vernon IN 47265

Legal Description: AND 55 AND PT LOT 36' WIDE W S 56

Map Number: 40-09-34-130-032.000-004

Essential Service Committee Recommendation:

After a brief discussion with Jeremy Ochs, Ed Biehle made the motion to approve the rezone. Eric Wiesman seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their July 13, 2026, meeting.

The **fifth item** of business will be the rezone request of Rebecca A Sawyer. She would like to rezone parcel # 40-18-06-200-007.001-008 located at 9915 W Co Rd 1100 S, Crothersville from Commercial to Agriculture.

Commonly known as: 9915 W Co Rd 1100 S, Crothersville IN 47229

Legal Description: PT NW ¼ NWQ 6-4-7 3.621 AC

Map Number: 40-18-06-200-007.001-008

Essential Service Committee Recommendation:

After a brief discussion with Rebecca Sawyer, Keith Messer made the motion to approve the rezone. Ed Biehle seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their July 13, 2026, meeting.

The **sixth item** of business will be Trent D. Wisner. Notice is hereby given that Trent D. Wisner has filed a petition regarding the real estate located at 760 S. State Street, North Vernon. The petitioner is requesting the removal of a restrictive covenant recorded on December 30, 2002, which mandates that the zoning and use of the real estate shall remain only for that of a floral shop. The petitioner requests that this covenant be removed. The property zoning will remain Commercial Single Site, allowing for any other permitted uses for this building under said zoning classification.

Commonly known as: 760 S. State Street, North Vernon IN 47265

Legal Description: HOCKEY PT 1

Map Number: 40-12-03-120-061.000-004

Essential Service Committee Recommendation:

After a brief discussion with Trent Wisner, John Post made the motion to remove the restrictive covenant recorded on December 30, 2002, which mandates that the zoning and use of the real estate shall remain only for that of a floral shop. Eric Wiesman seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their July 13, 2026, meeting.

The **seventh item** of business will be the approval/denial of a 2018 Clayton Mobile Home for Jana Wilson of North Vernon Associates LLC. The mobile home is a 16 X 76, 3-bedroom 2 bath single wide. It is currently located at EZ Homes 3201 Zaher Dr, Auburn Hills, MI and being moved to Lot 222 Vintage Trace at Brookside Estates.

The **eighth item** of business will be the approval/denial of a 1989 Clayton Mobile Home for Brandon Beeman. The mobile home is a 14 X 60 2-bedroom 2 bath single wide. It is currently located at 1240 W Co Rd 115 S, North Vernon, and will be moved to 5015 E US Hwy 50, Butlerville.

The **ninth 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. This was read and tabled at the June 1, 2026, meeting.

The **tenth item** of business will be the "Show Cause" hearing on Case #208 located at 428 4th Street, North Vernon, owned by Amanda Acton and Rex Miller. The property owners have been notified that all trash, debris and unnecessary clutter be removed from the property. This case was opened on 4/1/26. The property remains in violation.

The **eleventh item** of business will be the "Show Cause" hearing on Case #107 located at 3317 Blynshire Cir, North Vernon, owned by Susan Carpenter. The property owner has been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The exterior of the home shows deterioration/decay that needs addressed. This property was in violation in previous years (same owner) and most recently was opened again 3/12/26. The property remains in violation.

The **twelfth item** of business will be the "Show Cause" hearing on Case #1438 located at 2923 Ashley Drive, North Vernon and owned by Shane Fleener & Pennie Rabe-Fleener. The property owners have been notified that all overgrown/uncontrolled vegetation, trash, debris, unnecessary clutter and tires be removed from the property. This property has had several complaints since 2019 (same owners) and has been to court in 2014. The property remains in violation.

The **thirteenth item** of business will be the "Show Cause" hearing on Case #1713 located at 6880 N State Hwy 3, North Vernon, owned by William & Angela D Miller. The property owners have been notified that all trash, debris and unnecessary clutter be removed from the property. This property has been an ongoing violation since approximately 2002. This was brought before the APC Board 1/5/26 (the Millers were not present at that meeting) and at that time 30 days were given to come into compliance and if not, file legal action. They did not bring their property into compliance. However, instead of going to court Director Shepherd wanted to give them a chance to talk with the Board and see if an agreement could be made. It is hard to see the property in the summer due to the foliage but during the fall/winter months it is quite visible. The property remains in violation.

The **fourteenth item** of business will be the "Show Cause" hearing on Case #312 located at 3736 Langston Way Place, North Vernon, owned by Olsa D Parker. The owner has been notified that all trash, debris and unnecessary clutter be removed from the property. This property has been a violation off and on since 2019 (same Residents). The most recent complaint was opened 9/30/25 and we have given the owner plenty of time to resolve the issue. The property remains in violation.

The **fifteenth item** of business will be the opening of bids on the following properties:

- Travis Fagan 2928 Ashley Drive, North Vernon Case #1065 Demo camper and clean-up
- Jessica Wilson 401 N 4th Street, North Vernon Case #1794 Demo shed and clean-up

Old Business:

New Business:

Adjournment

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission