

Board of Zoning Appeals Meeting
May 21, 2026
Minutes

The Board of Zoning Appeals held a regular meeting on May 21, 2026, at 6:00 p.m. at the Jennings County Government Center's 1st Floor Meeting Room. The meeting was called to order by President Tiger Zamora at 6:00 p.m.

The **first item** will be the reading, correction, and approval of the minutes of the April 16, 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 4 members voting in favor.

The **second item** will be the variance request of Regina Mash. She has placed a utility shed on her property located at 5110 W Co Rd 400 N, Scipio. The structure sits 8' from the west property line, & a 2' variance is needed to meet the 10' side setback requirement. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 5110 W Co Rd 400 N, Scipio IN 47273
Legal Description: PT SEQ 14-7-7 1AC
Map Number: 40-10-14-400-040.000-006

This item was not heard; the property owner was not in attendance.

The **third item** of business will be the variance request of Tina Kopitzke. Her plans are to place a new single-wide mobile home on her property located at 5285 E Pike Street, Butlerville. The home will sit 40' from the east side property line, and a 10' variance is needed to meet the 50' setback requirement for a public street. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 5285 E Pike Street, Butlerville IN 47223
Legal Description: TRICKEY PT 5,6
Map Number: 40-08-22-310-036.000-002

Following a discussion with Tina Kopitzke regarding the variance, Jason Sanders made a motion to approve the variance. Lola Post seconded the motion, which passed unanimously with a 4-0 vote.

The **fourth item** of business will be the variance request of Betty Blesdoe of Miracles by The Dozens, LLC. Her plans are to place an 8' X 40' shipping container on her property located at E Private Road 450 S, North Vernon. The container will sit on the west side of an existing barn & used for extra storage.

Commonly known as: E Private Road 450 S, North Vernon IN 47265
Legal Description: PT NWQ 33-6-9 10.85 AC Tract D
Map Number: 40-13-33-200-007.008-001

Following a discussion with Betty Blesdoe regarding the variance, Jason Sanders made a motion to approve the variance. Scott Smith seconded the motion, which passed unanimously with a 4-0 vote.

The **fifth item** of business will be the variance request of Jeffery Meece. His plans are to survey & split the property located at 8065 S Co Rd 175 W, Commiskey, into 2 parcels with a shared driveway easement. The easement would be 46' and a 4' variance would be needed to meet the 50' easement requirement.

Commonly known as: 8065 S Co Rd 175 W, Commiskey IN 47227
Legal Description: PT NW ¼ NWQ 21-5-8 9.982
Map Number: 40-16-21-200-017.000-009

Following a discussion with Jeffery Meece regarding the variance, Jason Sanders made a motion to approve the variance contingent upon a shared driveway contract. Lola Post seconded the motion, and it passed with a unanimous 4-0 vote.

The **sixth item** of business will be the variance request of Sasha McDonald. Her plans are to sell the property located at W County Rd 400 S, North Vernon. The lot width for this location is 130 ft, and a 20 ft variance is needed to meet the 150 ft minimum lot width requirement. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: W County Rd 400 S, North Vernon IN 47265
Legal Description: Pt NWQ 36-6-7 2.85AC
Map Number: 40-11-36-200-006.001-007

Following a discussion with the property owners and neighbors, Scott Smith made a motion to table the item until next month so that board members can conduct a site inspection. Jason Sanders seconded the motion, which passed unanimously with a 4-0 vote.

The **seventh item** of business will be the variance request of Dorothy Wilson. She plans to place a utility shed on her property located at 718 Hoosier Street, North Vernon. The shed will sit 25' from the north side property, and a 25' variance is needed to meet the 50' front public street setback requirement. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 718 Hoosier Street, North Vernon IN 47265
Legal Description: J AND 40
Map Number: 40-09-34-130-035.000-004

Following a discussion with Dorothy Wilson regarding the variance, Lola Post moved to approve it. Jason Sanders seconded the motion, which passed unanimously with a 4-0 vote.

The **eighth item** of business will be the "Special Use" request of Valerie Massie to operate a home-based business in her home located at 71 Henry Street. Her plans are to provide a wellness space, and she will offer yoga & health coaching. There will be no employees, & it will be by appointment only. There are 8 off street parking spaces available.

Commonly known as: 71 Henry Street, North Vernon IN 47265
Legal Description: PT NW ¼ NEQ 33-7-8 .5AC E ½ MILLER ADD LOT 6
Map Number: 40-09-33-120-021.000-004

Following a discussion with Valerie Massie regarding the Special Use, Scott Smith moved to approve it for six months. Lola Post seconded the motion, which passed unanimously with a 4-0 vote.

The **ninth item** of business will be the variance request of Walter Grills. The property located at 1920 W Brownstown Road; North Vernon, will be surveyed & split into 2 parcels. The parcel located in the front with the house will need a 25,000 sq ft variance to meet the 1-acre minimum lot requirement. All other setbacks have been met. These requirements can be found in the Jennings County Unified Zoning Ordinance under Table 6-1: Residential Lot Layouts.

Commonly known as: 1920 W Browntown Road, North Vernon IN 47265

Legal Description: PT SWQ 33-7-8 1.351AC

Map Number: 40-09-33-300-040.000-003

Following a discussion with Walter Grills regarding the variance, Jason Sanders moved to approve it. Scott Smith seconded the motion, which passed unanimously with a 4-0 vote.

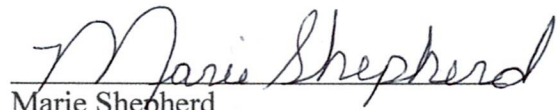
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Jason Sanders made the motion to adjourn, Scott Smith seconded the motion. This passed unanimously with 4 members voting in favor.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marie Shepherd". The signature is written in dark ink and is positioned above the printed name and title.

Marie Shepherd
Executive Director