

Area Plan Commission
August 3, 2026, at 6:00 p.m.
Agenda

The Area Plan Commission will have a regular meeting on August 3, 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 July 13, 2026, meeting.

The **second item** of business will be the rezone request of Zachary Linsky of Sullivan Development, LLC, on behalf of North Highway 3 Property, LLC. They would like to rezone parcel #40-09-21-300-035.000-004 located at 3075 N State Highway 3, North Vernon from Agricultural to Residential Multi-Family for a proposed approximately 50-unit, multi-family housing development.

Commonly known as: 3075 N State Highway 3, North Vernon IN 47265

Legal Description: PT SE & SWQ 21-7-8 9.761 AC

Map Number: 40-09-21-300-035.000-004

Recommendation of the Essential Service Committee:

After a discussion with Zachary Linsky of Sullivan Development, LLC, Ed Biehle made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request at their August 3, 2026, meeting.

The **third item** of business will be the approval/denial of a 1989 Clayton mobile home for Brandon Beeman. The mobile home is currently at 1240 W CR 115 S, North Vernon and is being moved to 5015 E US Hwy 50, Butlerville. This was tabled at the July 13, 2026, meeting as Brandon was not present.

The **fourth item** of business will be the "Show Cause" hearing on Case #741 owned by Dennis Carmichael Jr located at 3060 N Washington St, Butlerville, IN. The property owner has been notified that we have received complaints about his dogs continually barking all hours of the day and night. The violation remains an issue.

The **fifth item** of business will be the "Show Cause" hearing on Case #1132 for the property located at 1827 Hylander Drive, North Vernon and owned by VL Davis Properties LLC. The property owner and Current Resident have been notified that the debris, clutter and overgrown vegetation need to be removed from the property. The underpinning on the mobile home needs repaired. This has been an open complaint since 3/17/26 and we have been told the property is being worked on. There have been, in previous years, complaints. The property remains in violation.

The **sixth item** of business will be the "Show Cause" hearing on Case #2084 for the property located at 1583 Meadow Grove Circle, North Vernon and owned by Robert L Henry II. The property owner has been notified that it appears there are unlicensed/inoperable vehicles on the property. We sent a letter asking for copies of the registrations but have not received those. The property remains in violation.

The **seventh item** of business will be the "Show Cause" hearing on Case #1874 located at 437 Locustwood, North Vernon and owned by Derek Heslop. The property owner has been notified that all debris, unnecessary clutter and any unlicensed/inoperable vehicle be removed from the property. The underpinning needs to be addressed as well. The property remains in violation.

The **eighth item** of business will be the "Show Cause" hearing on Case #145 located at 112 S. Jennings Street, North Vernon, owned by Carl J & Heather A Raby. The property owners have been notified that all debris, unnecessary clutter, tires and unlicensed/inoperable vehicles need to be removed from the property. This has been a complaint off and on since 2020 with the current owners.

The **ninth item** of business will be the "Show Cause" hearing on Case #549 located at 1626 Foxmoore Drive, North Vernon, and owned by Brandon Ritchie. The property owner and Current Resident have been notified that all trash, debris, unnecessary clutter and uncontrolled vegetation be removed from the property. This has been a complaint (opened and closed) since 2023 with the current owner.

The **tenth item** of business will be the "Show Cause" hearing on Case #2091 located at 48 W High Street, North Vernon and owned by Karl Sands. The property owner has been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. We have been trying to resolve this with the owner since 4/7/26.

The **eleventh item** of business will be the "Show Cause" hearing on Case #822 located at 3112 Langston Way, North Vernon and owned by Stephanie Shepherd. The property owner has been notified that all trash, debris, unnecessary clutter and tires be removed from the property. It also appears that someone may be living in the camper on the property. This complaint was opened on 3/30/26.

The **twelfth item** of business will be the "Show Cause" hearing on Case #2099 located at 285 Hawthorne Drive, North Vernon and owned by Ryatt J Smith. The property owner has been notified that all trash, debris, unnecessary clutter, unlicensed/inoperable vehicles be removed from the property. This complaint was opened on 4/17/26.

The **thirteenth item** of business will be the "Show Cause" hearing on Case #1754 located at 7570 N St Hwy 7, Scipio and owned by Marvin D Wilkerson. The property owner has been notified that all trash, debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The complaint was opened 4/24/25 and we have been trying to work with Mr. Wilkerson on resolving

The **fourteenth item** of business will be the "Show Cause" hearing on Case #103 located at 201 E. White Street, North Vernon and owned by Godson Wright. The property owner obtained this property on 10/29/25. The home had a tree fall on it before him buying it. He obtained a remodel permit which expired 6/17/26. We received a call saying that he is selling the property but as of 7/22/26 it is still in his name.

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

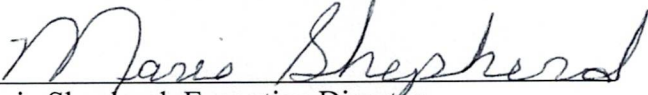
- Case #1523 - Melinda Patterson's property is located at 2655/2656 Coventry Gardens. Remove camper and trash, debris and unnecessary clutter.

Old Business:

New Business:

Adjournment

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission