

Area Plan Commission
July 13, 2026
Minutes

The Area Plan Commission held a regular meeting on July 13, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. President Chad Ebinger called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the June 1, 2026, meeting. After reviewing the minutes, Dave Woodall made the motion to approve the minutes. Pat Kirchner seconded the motion. This passed with 8 members voting in favor and 1 member (Shane Boswell) abstaining.

The **second item** of business was 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.

After a brief discussion with Steve Elsner, Dave Woodall made the motion to approve the plat for a major subdivision. Pat Kirchner seconded the motion. This passed with unanimously 9 members voting in favor. The North Vernon City Council will hear the final request at their July 15, 2026, meeting.

The **third item** of business was 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.

After a brief discussion with Sara Ford, Joe Flora and a neighboring resident, Dave Woodall made the motion to approve the rezone. Pat Kirchner seconded the motion. This passed with 8 members voting in favor and 1 member (Travis Shepherd) voting to deny. The North Vernon City Council will hear the final request at their July 15, 2026, meeting.

The **fourth item** of business was 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.

After a brief discussion with Jeremy Ochs, John Post made the motion to approve the rezone. Travis Shepherd seconded the motion. This passed with unanimously 9 members voting in favor. The North Vernon City Council will hear the final request at their July 15, 2026, meeting.

The **fifth item** of business was 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.

After a brief discussion, Dave Woodall made the motion to approve the rezone. Shane Boswell seconded the motion. This passed unanimously with 9 members voting in favor. The Jennings County Commissioners will hear the final request at their July 23, 2026, meeting.

The **sixth item** of business was Trent D. Wisner 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.

After a brief discussion with Trent Wisner and Ruth Reitman, Dave Woodall made the motion to just send it on to the City of North Vernon. Shane Boswell seconded the motion. This passed with 7 members voting in favor, 1 member (Pat Kirchner) voting to deny and 1 member (Chad Ebinger) abstaining. The North Vernon City Council will hear the final request at their July 15, 2026, meeting.

The **seventh item** of business was 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.

After a discussion with Jana Wilson, Travis Shepherd made a motion to approve the 2018 Clayton Mobile Home. Dave Woodall seconded the motion. This passed unanimously with 9 members voting in favor.

The **eighth item** of business was 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 property owner was not present; Pat Kirchner made a motion to table this item until next month. Tiger Zamora seconded the motion. This passed unanimously with 9 members voting in favor.

The **ninth item** of business was 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 property owner was not in attendance. After a brief discussion, Chad Ebinger made a motion to file legal action. Dave Woodall seconded the motion. This passed unanimously with 9 members voting in favor.

The **tenth item** of business was the “Show Cause” hearing on Case #2086 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.

After a brief discussion with the property owners, Toby Taylor made a motion to give them 30 days to come into compliance and if not in compliance, file legal action. Shane Boswell seconded the motion. This passed unanimously with 9 members voting in favor.

The **eleventh item** of business was 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 property owner was not in attendance. After a brief discussion, Dave Woodall made a motion to give her 30 days to come into compliance and if not in compliance, file legal action and a \$500 fine. Travis Shepherd seconded the motion. This passed unanimously with 9 members voting in favor.

The **twelfth item** of business was 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.

After a brief discussion with the property owners, Travis Shepherd made a motion to give them 30 days to come into compliance and if not in compliance, file legal action. Scott Smith seconded the motion. This passed unanimously with 9 members voting in favor.

The **thirteenth item** of business was 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.

After a brief discussion with Bill Miller, Travis Shepherd made a motion to give them 30 days to come into compliance and if not in compliance, file legal action. Shane Boswell seconded the motion. This passed unanimously with 9 members voting in favor.

The **fourteenth item** of business was 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. This item was dismissed.

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

Brad Kage opened the sealed bid for Case #1065 - Travis Fagan 2928 Ashley Drive, CSL to remove the junk, debris, salvage, trash and unnecessary clutter and to remove or disassemble the camper. The bid was: Allen’s Tree Service and Removal for \$500. After reviewing the bid, Shane Boswell made a motion to award the bid to Allen’s Tree Service and Removal for \$500. Toby Taylor seconded the motion. This passed unanimously with 9 members voting in favor.

Brad Kage opened the sealed bid for Case #1794 - Jessica Wilson 401 N 4th Street, North Vernon to remove the dilapidated shed, junk, debris, salvage, trash and unnecessary clutter. The bid was: Allen’s Tree Service and Removal for \$500. After reviewing the bid, Dave Woodall made a motion to award the bid to Allen’s Tree Service and Removal for \$500. Travis Shepherd seconded the motion. This passed unanimously with 9 members voting in favor.

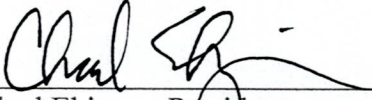
Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Dave Woodall made the motion to adjourn. Shane Boswell seconded the motion. This passed unanimously with 9 members voting in favor.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chad Ebinger", written over a horizontal line.

Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Marie Shepherd", written over a horizontal line.

Marie Shepherd, Executive Director
Jennings County Area Plan Commission