

Area Plan Commission
June 1, 2026
Minutes

The Area Plan Commission held a regular meeting on June 1, 2026, at 6:00 p.m. in the Conference Room of the Government Center located at 200 E. Brown Street, Vernon, IN. President, Chad Ebinger called the meeting to order at 6:00 p.m.

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

The **first item** of business was the reading, correction and approval of the minutes from the May 4, 2026, meeting. After reviewing the minutes, John Post made a motion to approve the minutes. Tiger Zamora seconded the motion. This passed unanimously with 7 members voting in favor.

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. Commonly known as: N State Hwy 7, North Vernon IN 47265. This item was tabled until July 13, 2026.

The **third item** of business was a rezone request of Richard Roney & Suzannah Martin. They would like to rezone parcel #40-04-30-300-011.000-006 located at 8435 N Co Rd 380 W, Scipio from Residential Single-Family to Agriculture. This would bring this property into compliance for its usage.

Commonly known as: 8435 N Co Rd 380 W, Scipio IN 47273
Legal Description: PT SWQ 30-8-8 3.2089 AC
Map Number: 40-04-30-300-011.000-006

Essential Service Committee Recommendation:

After a brief discussion, 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 discussion with the Martin's and several neighbors, Dave Woodall made the motion to deny the rezone. Travis Shepherd seconded the motion. This passed with 5 members voting to deny, 1 member (Pat Kirchner) voting to approve and 1 member (Tiger Zamora) abstained. The Jennings County Commissioners will hear the request at their June 11, 2026 meeting.

The **fourth item** of business was a rezone request of Walter Grills. He is parceling off the house & garage located at 2400 N State Hwy 7, North Vernon and leaving it Agriculture, and rezoning the remainder of the property to Commercial Planned Business.

Commonly known as: 2400 N State Hwy 7, North Vernon IN 47265
Legal Description: PT NE ¼ SWQ 28-7-8 .90AC PT NE ¼ SWQ 28-7-8 1.37AC
Map Number: 40-09-28-300-033.000-004

Essential Service Committee Recommendation:

After a brief discussion with Walter Grills, Becca McClellan made the motion to approve the rezone. Keith Messer 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 discussion with Water Grills, Dave Woodall made the motion to approve the rezone. Travis Shepherd seconded the motion. This passed with 6 members voting in favor of the rezone and 1 member (Chad Ebinger) abstaining. The North Vernon City Council will hear the request at their June 8, 2026 meeting.

The **fifth item** of business was a 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.

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 discussion with Sara Ford and several neighbors, Dave Woodall made the motion to approve the rezone. John Post seconded the motion. This motion died for lack of a majority. This item will be heard again at the July 13, 2026 meeting.

The **sixth item** of business was a rezone request of Jim Biehle of KJB Properties, LLC. He would like to rezone parcel #40-09-34-240-080.000-004 located at 149 5th Street, North Vernon from Commercial Historic Downtown to Residential Multi-Family. This would bring this property into compliance for its usage.

Commonly known as: 149 5th Street, North Vernon IN 47265

Legal Description: N V PT 227 S, 229 S

Map Number: 40-09-34-240-080.000-004

Essential Service Committee Recommendation:

After a brief discussion with Jim Biehle, Mike Cole made the motion to approve the rezone. John Post 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 discussion, Pat Kirchner made the motion to deny the rezone. Tiger Zamora seconded the motion. This passed unanimously with 7 members voting to deny the rezone. The North Vernon City Council will hear the request at their June 8, 2026 meeting.

The **seventh item** of business was the "Show Cause" hearing on Case #2056 located at 4805 W. County Road 400 S., North Vernon owned by Carl Ball, Jr. The property owner has been notified that all debris, unnecessary clutter and any inoperable/unlicensed vehicles be removed from the property. There also appears to be someone living in a non-residential structure on this property. The property remains in violation.

After a brief discussion with Carl Ball, Toby Taylor made a motion to file for legal action. John Post seconded the motion. This passed with 5 members voting in favor and 2 members (Travis Shepherd and Dave Woodall) voting to deny.

The **eighth 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.

After a discussion with Kyle Ball and inspection was set up for Thursday, June 4th at 3:00 to do a final on the shed. Pat Kirchner made a motion to table this item until after the inspection. Tiger Zamora seconded the motion. This passed unanimously with 7 members voting in favor.

The **ninth item** of business was the "Show Cause" hearing on Case #1605 located at 8 Hoosier Drive, North Vernon, owned by Mary Marlina Finley. The property owner has been notified that all debris, unnecessary clutter, tires be removed and exterior deterioration/decay be fixed. The property remains in violation.

The property owner was not in attendance. After a brief discussion, Pat Kirchner made a motion to give her 30 days to come into compliance and if not in compliance, file legal action. Toby Taylor seconded the motion. This passed unanimously with 7 members voting in favor.

The **tenth item** of business was the "Show Cause" hearing on Case #1756 located at 420 N. Greensburg Street, North Vernon owned by Jackson Griffin. The property owner has been notified that all debris and unnecessary clutter be removed from the property. There is exterior deterioration/decay that needs addressed. There is also a dilapidated shed on the property that appears unsafe. The property remains in violation.

The property owner was not in attendance. After a brief discussion, Pat Kirchner made a motion to give him 30 days to come into compliance and if not in compliance, file legal action. Tiger Zamora seconded the motion. This passed with 6 members voting in favor and 1 member (Toby Taylor) abstaining.

The **eleventh item** of business was the "Show Cause" hearing on Case #2040 located at 9 S. Gum Street, North Vernon owned by Joseph Lewis. The property owner has been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The city had to mow this property as the owner had not mowed it. The property remains in violation.

The property owner was not in attendance. After a brief discussion, Pat Kirchner made a motion to give him 30 days to come into compliance and if not in compliance, file legal action. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

The **twelfth item** of business was the "Show Cause" hearing on Case #1336 located at 2168 Country Manor W, North Vernon, owned by Kenneth & Kimberly Melton. The property owners have been notified that the underpinning needs repaired on the home. There are also reports of the shingles on the home blowing off and damaging surrounding vehicles. The property remains in violation.

The property owner was not in attendance. After a brief discussion, John Post made a motion to give them 30 days to come into compliance and if not in compliance, file legal action. Pat Kirchner seconded the motion. This passed with 4 members voting in favor and 3 members (Dave Woodall, Travis Shepherd and Chad Ebinger) voting to deny.

The **thirteenth item** of business was the "Show Cause" hearing on Case #1019 located at 104 S. State Street, North Vernon and owned by State Street Community Worship Center. The property owner has been notified that there are significant deterioration/decay and windows missing or broken. There is a motor home with expired plates in the parking lot. They applied for a variance for a shipping container for storage on 8/21/25 at which time the Board voted to allow this for 6 months and then be removed. The container is still there.

The property owner was not in attendance. After a brief discussion, John Post made a motion to file legal action. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

The **fourteenth item** of business was the "Show Cause" hearing on Case #1673 located at 525 Buckeye Street, North Vernon, owned by Donald Trowbridge Jr. The property owner has been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

After a brief discussion with Donald Trowbridge Jr., John Post made a motion to review in 90 days and if he is making progress he will be given more time. Pat Kirchner seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifteenth item** of business was the "Show Cause" hearing on Case #1832 located at 3939 Stepelworth Way, North Vernon and owned by Stephanie Unzueta & Nicole Zap-Toto. The owners have been notified that all debris, unnecessary clutter and overgrown vegetation be removed from the property. The home also needs to have the underpinning fixed or replaced. The property remains in violation.

After a brief discussion with the property owners, Toby Taylor made a motion to give them 60 days to come into compliance and if not in compliance, file legal action. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

The **sixteenth item** of business was the "Show Cause" hearing on Case #2051 located at 357 Honeylocust Pl, North Vernon and owned by Lance Webb. The property owner has been notified that all debris, unnecessary clutter and discarded household appliances be removed from the property. The property remains in violation.

After a brief discussion, Dave Woodall made a motion to give him 30 days to come into compliance and if not in compliance, file legal action. Travis Shepherd seconded the motion. This passed unanimously with 7 members voting in favor.

The **seventeenth item** of business was the "Show Cause" hearing on Case #2045 located at 2940 Wentworth Place, North Vernon and owned by Candice Whitehead. The property owner has been notified that all debris, unnecessary clutter and tires be removed from the property. The property remains in violation. This item was dismissed.

The **eighteenth item** of business was the "Show Cause" hearing on Case #1274 located at 116 W Walnut Street, North Vernon and owned by Wiper Corporation. The property owner has been notified that all debris, unnecessary clutter be removed from the property. There is also exterior deterioration/decay including a broken window and a screen door lying on the front porch. The property remains in violation.

The property owner was not in attendance. After a brief discussion, Tiger Zamora made a motion to file legal action. Pat Kirchner seconded the motion. This passed unanimously with 7 members voting in favor.

The **nineteenth item** of business was the opening of bids for the clean-up of Marly & Aaron Blevins' property located at 3667 Kensington Square, North Vernon.

Brad Kage opened the sealed bids for Case #1552 – Marly & Aaron Blevins' property located at 3667 Kensington Square, North Vernon to remove the junk, debris, salvage and unnecessary clutter and mow the vegetation. The bids were: Allen's Tree Service and Removal for \$600 and Mahoy Construction for \$400. After reviewing the bids, Travis Shepherd made a motion to award the bid to Mahoy Construction for \$400. Toby Taylor seconded the motion. This passed unanimously with 7 members voting in favor.

Old Business: None

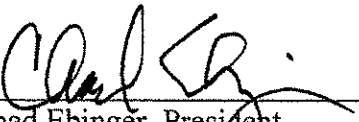
New Business:

Chad Ebinger made a motion to eliminate local licensing requirements for general contractors. This policy change is retroactive to May 12, 2026. General contractors operating within Jennings County are no longer required to maintain a county-issued license to conduct business. All other state regulations, local building permits, and inspection requirements remain in full effect. Dave Woodall seconded the motion. This passed unanimously with 7 members voting in favor.

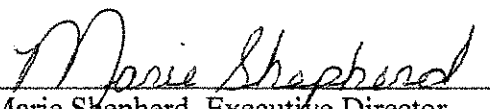
Adjournment:

With no further business to discuss, Toby Taylor made a motion to adjourn. Chad Ebinger seconded the motion. This passed unanimously with 7 members voting in favor.

Respectfully submitted,


Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,


Marie Shepherd, Executive Director
Jennings County Area Plan Commission