Jennings County Area Plan Commission
October 19, 2026 @ 6:00 p.m.
Amended Agenda

The Area Plan Commission will have a regular meeting on October 5, 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 September 24, 2026, meeting.

The **second item** of business will be the rezone request of Bryant Layman. He would like to rezone parcel #40-09-34-240-114.000-004 located at 624 E O&M Avenue, North Vernon, from Residential Multi-Family to Residential Single-Family. This would bring this property into compliance.

Commonly known as: 624 E O&M Avenue, North Vernon IN 47265
Legal Description: N V 251 U
Map Number: 40-09-34-240-114.000-004

Recommendation from Essential Service Committee:
After a brief discussion, Eric Wiesman made the motion to approve the rezone. Rebecca McClellan seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their meeting on October 5, 2026.

The **third item** of business will be the rezone request of Troy Azbell, Judith Lewis & Sonja Mills. They would like to rezone parcel #40-09-33-210-011.008-004 & parcel #40-09-33-210-011.001-004 located at 60 & 62 Brookside Drive, North Vernon, from Residential Two-Family to Residential Single-Family.

Commonly known as: 60 Brookside Drive, North Vernon IN 47265
62 Brookside Drive, North Vernon IN 47265
Legal Description: PT LOT 12 of BROOKSIDE PLACE 0.17ac
BROOKSIDE PLACE LOT 12 .218AC (REPLAT OF LOT 11)
Map Number: 40-09-33-210-011.008-004
40-09-33-210-011.001-004

Recommendation from Essential Service Committee:
After a brief discussion with Troy Azbell and Judith Lewis, John Post made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their meeting on October 5, 2026.

The **fourth item** of business will be the rezone request of Mickey Hines, Jr. His plans are to construct a single-family dwelling and would like to rezone parcel #40-09-33-140-073.000-004 located at 604 N Elm Street, North Vernon, from Residential Two-Family to Residential Single-Family.

Commonly known as: 604 N Elm Street, North Vernon, IN 47265
Legal Description: F & C 2 51
Map Number: 40-09-33-140-073.000-004

Recommendation from Essential Service Committee:
After a brief discussion with Tyler Stock, Eric Wiesman made the motion to approve the rezone. Rebecca McClellan seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their meeting on October 5, 2026.

The **fifth 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.

At the August 3, 2026 Area Plan Commission meeting, following a discussion involving Zachary Linsky and several neighbors, Dave Woodall made the motion to deny the rezone. Scott Smith seconded the motion. The motion failed due to the lack of a quorum, with 4 members voting in favor of denial and 2 members abstaining**.**

At the September 24, 2026 Area Plan Commission meeting, following a discussion involving Zachary Linsky and several neighboring residents, Chad Ebinger made a motion to deny the rezoning request. Scott Smith seconded the motion. The motion ultimately failed due to the lack of a quorum; the final vote count was 4-0 in favor of denial, with two abstentions from Pat Kirchner and Tiger Zamora**.**

The **sixth item** of business will be the approval/denial of a double-wide mobile home for Troy & Amy Petro. The mobile home has already been moved from Scipio to the Petro's property at 3515 E US Hwy 50, North Vernon. Inspector Woodbeck inspected the mobile home on 9/15/26 and recommended that the home be able to stay on the property.

The **seventh item** of business will be the approval/denial of a 1996 single wide mobile home for Ben Nigliazzo. The mobile home is currently at Baird Homes in Seymour and therefore Inspector Woodbeck has not done an inspection on it. This will be moved to a mobile home park at 1450 E CR 50 N North Vernon.

The **eighth item** of business will be the "Show Cause" hearing on Case #1312 for the property located at 1891 Londonary Way owned by Connis & Elizabeth Crawford. The property owners have been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. This property was in violation in 2023 as well.

The **ninth item** of business will be the "Show Cause" hearing on Case #1233 for the property located at 318 W. Meloy St., North Vernon and owned by Matthew & Rebecka Flynn. The property owners have been notified that all debris and unnecessary clutter to be removed from the property. The property has been in violation in 2023, twice in 2024-25 and now in 2026.

The **tenth item** of business will be the "Show Cause" hearing on Case #651 for the property located at 3122 Whittington Dr., North Vernon and owned by Gary & Lisa Foster. The property owners and current resident have been notified that all debris and unnecessary clutter be removed from the property. There is also a dilapidated shed that needs to be removed or repaired on the property. This property had violations in 2021, 2022 (before the APC Board 7/5/22) and now in 2026.

The **eleventh item** of business will be the "Show Cause" hearing on Case #37 for the property located at 2601 Country Manor W., North Vernon and owned by James & Glenda Griffith. The property owners have been notified that all debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation need to be removed. This property has had violations in 2018, 2019, 2020, 2021, 2024 and 2026. It went to court 10/24/24.

The **twelfth item** of business will be the "Show Cause" hearing on Case #1984 for the property located at 1450 E. County Road 600 S., North Vernon and owned by Stephen Herron. The property owner has been notified that all overgrown vegetation and unlicensed/inoperable vehicles be removed from the property. They were in violation in 2025 as well.

The **thirteenth item** of business will be the "Show Cause" hearing on Case #1009 located at 563 Willow Way, North Vernon and owned by Nancy Holley. The owner and current residents (Scott Carter & Karen Mott) have been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. It has also been reported that someone is living in tents and a shed. This property has had violations off and on since 2015 and before the APC Board in 2023.

The **fourteenth item** of business will be the "Show Cause" hearing on Case #968 for the property located at 123 Hoosier Street, North Vernon and owned by Rosa & Luther New. The property owners have been notified that all debris and unnecessary clutters should be removed. The property has buildings that show exterior deterioration/decay. The property has been on the Indiana registry as a Methamphetamine Home since 6/25/10.

The **fifteenth item** of business will be the "Show Cause" hearing on Case #21 for the property located at 470 Locustwood, North Vernon and owned by Misha Pearl. The property owner has been notified that all debris, unnecessary clutter and discarded furniture be removed from the property. The property has been in violation in 2019, 2020, 2021, 2023 and 2026. It was before the APC Board in 2023.

The **sixteenth item** of business will be the "Show Cause" hearing on Case #757 for the property located at 8 N. Jennings Street, North Vernon and owned by Mary B Delores Sanders. The property owner has been notified that all debris, unnecessary clutter and overgrown vegetation be removed from the property. The property has been in violation in 2021, 2022, 2025 and 2026. This was before the APC Board in 2021.

The **seventeenth item** of business will be the "Show Cause" hearing on Case #749 for the property located at 215 5th Street, North Vernon and owned by Ronald L Smith. The property owner has been notified that all debris, unnecessary clutter be removed from the property. The home is showing deterioration and decay and appears to be unsafe. This property was in violation in 2003, 2009, 2021,2022 and now 2026.

The **eighteenth item** of business will be the "Show Cause" hearing on Case#2161 for the property located at 177 W. Hayden Pike, North Vernon and owned by Eugene Tascott II. The property owner has been notified that all debris and unnecessary clutter be removed from the property. The home is showing deterioration (missing shingles, unsafe deck). The property remains in violation. **DISMISSED**

The **nineteenth item** of business will be the "Show Cause" hearing on Case #2170 for the property located at 211 Norris Avenue, North Vernon and owned by Amanda Thorne. The property owner has been notified that all debris and unnecessary clutter be removed from the property. There is also a utility trailer on the property that she uses for storage. She said this has been there for 7 years. The property remains in violation.

The **twentieth item** of business will be the opening of bids for 2841 Rupelton Way, North Vernon, owned by Sonya Bogey-Parker.

The **twenty-first item** of business will be Lane Grunden requesting an access easement for an additional parcel.

Old Business:

New Business:

Adjournment

Respectfully submitted,

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Marie Shepherd, Executive Director
Jennings County Area Plan Commission