Area Plan Commission
November 2, 2026 @ 6:00 p.m.
Agenda

The Area Plan Commission will have a regular scheduled meeting on November 2, 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 of the October 19, 2026, meeting.

The **second item** of business will be the rezone request of Shawn Moore. He would like to rezone parcel #40-09-02-200-007.000-010 located at 6850 N. Base Road, Westport from Residential Multi-Family to Residential Single-Family to bring this property into compliance.

Commonly known as: 6850 N. Base Road, Westport, IN 47283
Legal Description: PT NWQ 2-7-8 1. AC ABANDONED RR 2-7-8 .69 AC
Map Number: 40-09-02-200-007.000-010

Recommendation from Essential Service Committee:
After a brief discussion with Shawn Moore, John Post made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 3 members voting in favor. The Area Plan Commission will hear the request at their meeting on November 2, 2026.

The **third item** of business will be the rezone request of Robert Eder & Jared Robinette. They would like to rezone parcel #40-12-03-100-015.000-004 located at 954 S. State Street, North Vernon, from Residential Single-Family to Residential Two-Family. Their plans are to demolish the existing home on this property and construct a new duplex dwelling.

Commonly known as: 954 S. State Street, North Vernon, IN 47265
Legal Description: PT NEQ 30-6-8 0.60 AC
Map Number: 40-12-03-100-015.000-004

Recommendation from Essential Service Committee:
After a brief discussion with Robert Eder, John Post made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 3 members voting in favor. The Area Plan Commission will hear the request at their meeting on November 2, 2026.

The **fourth item** of business will be the rezone request of Charles M Ward. He would like to rezone parcel #40-10-02-400-036.005-006 located at 6155 N. State Hwy 7, Scipio, from Residential Single-Family to Agriculture. His plans are to grow farm fresh cut flowers to sell at the Farmer's Market, & there will be no retail sales on the property, he will have 2-4 goats as well.

Commonly known as: 6155 N State Highway 7, Scipio, IN 47273
Legal Description: SINKHORN MEADOWS SUB DIV LOTS 3,4 & 5
Map Number: 40-10-02-400-036.005-006

Recommendation from Essential Service Committee:
After a brief discussion with Charles Ward, John Post made the motion to approve the rezone. Jerry Shepherd seconded the motion. This passed unanimously with 3 members voting in favor. The Area Plan Commission will hear the request at their meeting on November 2, 2026.

The **fifth item** of business will be the approval/denial of a mobile home for Ben Nigliazzo. The home currently is located at 1300 E. US Hwy 50, North Vernon and will be moved to a mobile home park located at 7450 E. CR 50 N., North Vernon. Inspector Woodbeck has done an inspection on the mobile home.

The **sixth item** of business will be the approval/denial of a 2000 16 x 68 mobile home for Steven Singer located in a mobile home park at 9505 N. CR 820 W., Elizabethtown. Inspector Woodbeck will be doing an inspection on the mobile home

The **seventh item** of business will be the "Show Cause" hearing on Case #1981 for the property owned by Justin & Charity Barrett located at 108 New Street, North Vernon. The property owners have been notified that all unlicensed/inoperable vehicles need to be removed from the property or brought into compliance. We have addressed this violation since July 2026 and were told 9/8/26 that he would have the registrations in 2 weeks. The property remains in violation.

The **eighth item** of business will be the "Show Cause" hearing on Case #473 for the property owned by Karen Brooks located at 271 W. Hayden Pike, North Vernon. The property owner has been notified that all debris, unnecessary clutter and uncontrolled vegetation be removed from the property. This property has a history of recurring code violations dating back to 2004.

The **ninth item** of business will be the "Show Cause" hearing on Case #313 for the property owned by Travis Fagan located at 2927 Ashley Drive, North Vernon. The property owner and Elizabeth Cherry (current resident) have been notified that all debris, unnecessary clutter, unlicensed/inoperable vehicles and overgrown vegetation need to be removed from the property. This property has a history of recurring code violations dating back to 2009.

The **tenth item** of business will be the "Show Cause" hearing on Case #811 for the property owned by Silverio Perez Garcia & Reyna Cruz located at 122 W O&M Avenue, North Vernon. The property owner has been notified that all debris and unnecessary clutter be removed from the property. There was a remodel permit obtained 7/10/24 and was given 3 extensions on the permit. It has now expired and the work has not been completed. Complaints on this property began in 2003 and it appeared the current owner was going to rehab the home, but work has stopped on it.

The **eleventh item** of business will be the "Show Cause" hearing on Case #512 for the property owned by Angela McCleery located at 3163 Langston Way, North Vernon. The property owner has been notified that all debris and unnecessary clutter be removed from the property. This property has had complaints since 2020 and has been to Show Cause 8/7/23 and 7/7/25 and went to court 1/18/24 under the current owner.

The **twelfth item** of business will be the "Show Cause" hearing on Case #103 for the property owned by James Scott Maxey located at 201 E. White Street, North Vernon. The property has had complaints since 2019. More recently a tree fell on the home and the previous owner started repairing it but then sold it to Mr. Maxey 8/10/26. In August the new owner's partner, Jerry Garland, said they were going to apply for a variance and a permit. To date, neither has been done.

The **thirteenth item** of business will be the "Show Cause" hearing on Case #2134 for the property owned by Rex & Diana Miller located at 603 Hoosier St., North Vernon. The property owners have been notified that all debris, unnecessary clutter, overgrown vegetation and unlicensed/inoperable vehicles be removed from the property. The property remains in violation.

The **fourteenth item** of business will be the "Show Cause" hearing on Case #1241 for the property owned by Christopher Mitchell & Brittany Miller located at 2749 Worthington Way, North Vernon. The property owners have been notified that all debris, unnecessary clutter, tires and unlicensed/inoperable vehicles be removed from the property. It appears they are adding on to a shed and have not obtained a permit. This property has a history of recurring code violations dating back to 2023.

The **fifteenth item** of business will be the "Show Cause" hearing on Case #690 for the property located at 726 E. O&M Avenue, North Vernon and owned by Jeffrey Slagle and Juley Thomas. The property owners have been notified that all debris, unnecessary clutter and overgrown vegetation be removed from the property. This property was before the APC Board on 2/7/22.

The **sixteenth item** of business will be the "Show Cause" hearing on Case #2229 for the property located at 2375 Eddington Lane, North Vernon and owned by Phyllis Smith-Blankenbaker. The property owner has been notified that all debris and unnecessary clutter be removed from the property. The property remains in violation.

The **seventeenth item** of business will be the "Show Cause" hearing on Case #2175 for the property located at 2159 Country Manor, North Vernon and owned by Brandon Sotelo, et al. The property owner has been notified that he did not obtain a permit for a garage that he built on his property. He did get a permit from CSL 8/5/26 but did not get one from the APC office.

The **eighteenth item** of business will be the "Show Cause" hearing on Case #583 for the property located at 3723 Piccadilly Court, North Vernon and owned by Cody Ray South. The property owner has been notified that all debris, unnecessary clutter, overgrown vegetation and unlicensed/inoperable vehicles be removed from the property. This property has had complaints since January 2021 and has been before the APC Board on 5/1/23 and 4/7/25 and went to court 12/26/23, 2/16/24 and 9/26/25. The most recent complaint was opened on 8/19/26.

The **nineteenth item** of business will be the "Show Cause" hearing on Case #1779 for the property located at 514 N. Elm Street, North Vernon and owned by Diana & Thomas Taylor. The property owners and current resident, Debbie Bishop have been notified that all debris and unnecessary clutter be removed from the property. There was a fire at the residence that has not been completely repaired yet. We have tried to set up an inspection of the home but have not been able to do so.

The **twentieth item** of business will be the "Show Cause" hearing on Case #1811 for the property located at 623 Buckeye St, North Vernon and owned by Donald Trowbridge, Jr. The property owner and current resident, Kim Sears, have been notified that all debris, unnecessary clutter and unlicensed/inoperable vehicles be removed from the property. There was an issue with pool safety, but the pool has now been taken down. The property remains in violation.

Old Business:

New Business:

Adjournment

Respectfully submitted,

Marie Shepherd

Marie Shepherd, Executive Director