Jennings County Area Plan Commission
September 24, 2026
Minutes

The Area Plan Commission held a regular meeting on September 24, 2026, at 6:00 p.m. in the Conference Room of the Government Center in Vernon, Indiana. The meeting was called to order by President, Chad Ebinger.

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

The **first item** of business was the reading, correction and approval of the minutes from the August 3, 2026, meeting. After reviewing the minutes, John Post made a motion to approve the minutes. Pat Kirchner seconded the motion. This passed unanimously with 6 members voting in favor.

The **second item** of business was 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.

After discussion with Zachary Linsky and several neighbors, Chad Ebinger 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 to deny and 2 members (Pat Kirchner and Tiger Zamora) abstaining. This request will be heard again at the Area Plan meeting at their October 5, 2026, meeting.

The **third item** of business was the rezone request of Shawn Moore. He would like to rezone parcel #40-12-02-330-023.000-013 located at 119 N. Pike Street, Vernon from Residential Single-Family to Residential Multi-Family. The applicant requests this change to convert the existing detached garage into a secondary residential living space.

Commonly known as: 119 N. Pike Street, Vernon, IN 47282
Legal Description: Vernon PT 55
Map Number: 40-12-02-330-023.000-013

Essential Service Committee Recommendation:
After a brief discussion with Shawn Moore, Rebecca McClellan made the motion to approve the rezone. Eric Wiesman seconded the motion. This passed with 4 members voting in favor and 1 member (John Post) voting to deny. The Area Plan Commission will hear the request at their September 9, 2026, meeting.

After a brief discussion, Pat Kirchner made the motion to deny the rezone. Tiger Zamora seconded the motion. This passed unanimously with 6 members voting to deny the rezone. The Town of Vernon will hear the request at their October 8, 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 #40-09-29-100-018.000-004 located at N. State Highway 7, North Vernon from Commercial to (PUD) Planned Unit Development (PDMX). The rezone is to allow for future development in the City of North Vernon.

Commonly known as: N. State Highway 7, North Vernon, IN 47265
Legal Description: PT NEQ 29-7-8 6.44 AC PT Tract B
Map Number: 40-09-29-100-018.000-004

Essential Service Committee Recommendation:
After a brief discussion, Eric Wiesman made the motion to approve the rezone. John Post seconded the motion. This passed unanimously with 5 members voting in favor. The Area Plan Commission will hear the request at their September 9, 2026, meeting.

After a brief discussion with Jessica Risacher, Jeremy Ochs and Wes Bradshaw, Travis Shepherd made the motion to approve the rezone. John Post seconded the motion. This passed unanimously with 6 members voting in favor. The North Vernon City Council will hear the request at their September 28, 2026, meeting.

Old Business: None

New Business: None

Adjournment:

With no further business to discuss, Travis Shepherd made a motion to adjourn. Scott Smith seconded the motion. This passed unanimously with 6 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