

Area Plan Commission
April 1, 2019 at 6:00 p.m.
Minutes

The Area Plan Commission held a regular meeting on **April 1, 2019 at 6:00 p.m.** in the Conference Room of the Government Center in Vernon, Indiana.

Those present: Brian Hatfield, Chad Ebinger, Eli Brown, Travis Shepherd, Paul Belding, Tyler Stock, APC Attorney Brad Kage, Building Inspector Matt Bauguess and Executive Director Marie Shepherd. John Post came after the tenth item of business.

The **first item** of business will be the reading, correction, and approval of the minutes from the March 4, 2019 meeting. After review of the minutes, Eli Brown made a correction to the minutes, the 18th item of business the bid was awarded to Arch Excavation not Mahoy Construction. Travis Shepherd made the motion to approve the minutes with the correction. Paul Belding seconded the motion. This passed unanimously with 6 members voting in favor.

The **second item** of business will be Chad Ebinger of FPBH presenting a survey on Helen Kinney's property at 10235 S County Rd 800 W, Paris Crossing. The new tract that is being created by the survey will have a 50' easement. The easement is no longer needed, dismissed.

The **third item** of business will be Chad Ebinger with a proposed survey of Thomas and Carol Pyatt's property at 8240 S County Rd 800 W, Commiskey. The property owners would like to split off a 1 acre tract for their son. There is a proposed 50 ft easement to access the parcel.

After review of the survey, Eli Brown made the motion to approve the request. Travis Shepherd seconded the motion. This passed with 5 members voting in favor and 1 member (Chad Ebinger) abstaining.

The **fourth item** of business will be the "Show Cause" hearing on Bessenger Family LTD Partnership's property located at 2777 Worthington Way, North Vernon, IN 47265. The property owner and tenants have been notified that all trash and debris must be removed from the property. The property remains in violation.

Director Shepherd advised the board they have done some clean up. After discussion and reviewing the pictures, Travis Shepherd made a motion to review in 30 days and if not cleaned up at that time turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifth item** of business will be the "Show Cause" hearing on Karen Crisp's property located at 800 E Co Rd 40 N, North Vernon, IN 47265. The property owner has been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. She has failed to comply.

After a discussion with the property owner, Tyler Stock made the motion to turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor

The **sixth item** of business will be the “Show Cause” hearing on Curtis B Davis’ property; which is being bought on contract by Jim McDaniels. The property is located at 301 Beech Rd, North Vernon, IN 47265. The property owner has been notified that all trash, litter and debris must be removed from the property. The property owner has failed to comply.

After discussion and reviewing the pictures, Travis Shepherd made a motion to turn the file over for legal action. Eli Brown seconded the motion. This passed unanimously with 6 members voting in favor.

The **seventh item** of business will be the “Show Cause” hearing on Harold E & Janie L Mitchem’s property located at 1278 Bending Willow Lane, North Vernon, IN 47265. The property owner has been notified that a recreational vehicle cannot be occupied as a dwelling. All trash and debris must be removed. They have failed to comply.

After discussion and reviewing the pictures, Eli Brown made a motion to turn the file over for legal action. Tyler Stock seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighth item** of business will be the “Show Cause” hearing on M. E. Robinson’s property located at 526 Aspen Ct, North Vernon, IN 47265. The property owner has been contacted regarding the condition of the mobile home. He has failed to contact the office.

After reviewing the pictures, Brian Hatfield made the motion to turn the file over for legal action. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor

The **ninth item** of business will be the “Show Cause” hearing on Garry E Sallee’s property located at 55 N Pike St, Vernon, IN 47282. The upstairs apartment was condemned in February 2019 due to the condition of the apartment.

After a discussion with the property owner, Brian Hatfield made the motion to review in 60 days. Eli Brown seconded the motion. This passed unanimously with 6 members voting in favor

The **tenth item** of business will be the “Show Cause” hearing on William & Cheryl Sons’ property located at 6860 & 6880 N Private Rd 575 E, Butlerville, IN 47223. The property owner has been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicle. They have failed to comply.

After a discussion with the property owner, Travis Shepherd made the motion to turn the file over for legal action. Eli Brown seconded the motion. This passed unanimously with 6 members voting in favor

The **eleventh item** of business will be the “Show Cause” hearing on Randall B Sovern’s property located at 120 White Oak Way, North Vernon, IN 47265. He has been notified that all trash, litter and debris must be removed from the property. He has failed to comply.

After a discussion with the property owner and per the recommendation of Attorney Brad Kage, Brian Hatfield made the motion table till next month. Travis Shepherd seconded the motion. This passed unanimously with 7 members voting in favor

The **twelfth item** of business will be the "Show Cause" hearing on Kinya Sparks' property located at 3972 Squire Lakes Dr, North Vernon, IN 47265. The property owner has been notified that all litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicle. The property remains in violation.

After reviewing the pictures, Eli Brown made the motion to turn the file over for legal action. Tyler Stock seconded the motion. This passed unanimously with 7 members voting in favor.

The **thirteenth item** of business will be the "Show Cause" on Jeffery R Stevens' property located at 658 Beech Rd, North Vernon, IN 47265. Mr. Steven's has been notified that all trash and debris must be removed from the property; as well as any inoperable/unlicensed vehicle. He has failed to bring the property into compliance.

After a discussion with the property owner, Travis Shepherd made a motion to give the property owner 30 days and gave the inspector permission to meet with him to go over what needed to be done. Eli Brown seconded the motion. This passed unanimously with 7 members voting in favor.

The **fourteenth item** of business will be the "Show Cause" hearing on Roy L & Melody Asher's property located at 1977 Derbyshire Ct, North Vernon, IN 47265. The property owners have been notified that all trash, litter and debris must be removed from the property. They have failed to comply.

After a discussion with the property owner, Tyler Stock made the motion to turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifteenth item** of business will be the opening of bids for the following properties:

Brad Kage opened the bids to remove the remnants of the rv/travel trailer, junk, debris, salvage trash and unnecessary clutter from the premises at 2643 Coventry Gardens, CSL, North Vernon. The bids were as follows: Mahoy Construction \$600.00; Arch Excavation \$880.00 and PMC \$500.00. John Post made the motion to award the bid to PMC for \$500.00. Eli Brown seconded the motion. This passed unanimously with 7 members voting in favor.

Brad Kage opened the bids to remove the manufactured home and other structures from the premises at 3491 Rensleer Place, CSL, North Vernon. The bids were as follows: Mahoy Construction \$1,700.00; Arch Excavation \$2,840.00 and PMC \$1,850.00. John Post made the motion to award the bid to Mahoy Construction for \$1,700.00. Eli Brown seconded the motion. This passed unanimously with 7 members voting in favor.

Old Business:

Tyler Stock discussed with the board the proposal for the Ordinance Review Committee. The team members and who they are representing are Tyler Stock, Area Plan Commission; Brian Hatfield, City Council; Charlie Weber, County Council; Brad Ponsler, Commissioners; John Post, Town of Vernon; Susie Hall, Resident; Nita Hicks, Resident. The scope of work is to provide a public report on the current state of affairs as it pertains to ordinances and zoning in Jennings County as well as recommendations for improvements. The report will look at the areas of laws, personnel, budgets, processes and protocols that pertain to the Area Plan Commission and any other governing body's oversight and enforcement of zoning/ordinances. The committee will provide a report by July 30, 2019. The goals will be to provide the councils with recommendations that will approve upon the work and governance of the City/County ordinances and zoning by the APC. Help lead the APC to more effective and efficient results.

Director Shepherd discussed with the board the Butlerville Schools owned by Cobaugh Property, LLC. Marie has had discussion with the County Commissioners and they want to move forward on getting bids to tear down the buildings down.

Director Shepherd advised the board that Robert Dalmbert's property located at 536 S Elm Street has been sold and will be inspected before it is occupied again.

New Business:

Tyler Stock wanted to make a complaint regarding cars being sold at 2745 N State Highway 3, the director advised the board that this property has been turned over to Brad for legal action. He also wanted to make a complaint regarding the cars, junk and debris at 1400 E Buckeye Street. The director also advised the board that she has been working with Carol Poe with the Secretary of State Auto Dealers division and will look into this more.

Director Shepherd advised the board the judge issued an order for the house to be demolished at 275 E Brown Street and the resident shall have seven days from the March 27, 2019 to remove her personalty from the premises. After that time, we will send out for bids and open at the May 6th meeting.

Adjournment:

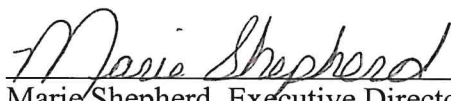
With no further business to discuss, Travis Shepherd made the motion to adjourn. Tyler Stock seconded the motion. This passed unanimously with 7 members voting in favor.

Respectfully submitted,

Respectfully submitted,



Chad Ebinger, President
Jennings County Area Plan Commission



Marie Shepherd, Executive Director
Jennings County Area Plan Commission