

Area Plan Commission
August 5, 2019 at 6:00 p.m.
Minutes

The Area Plan Commission held a regular meeting on **August 5, 2019 at 6:00 p.m.** in the Conference Room of the Government Center in Vernon, Indiana.

Those present: Chad Ebinger, Brenda Habenicht, Brian Hatfield, Tyler Stock, APC Attorney Brad Kage, Building Inspector Matt Bauguess and Executive Director Marie Shepherd. John Post arrived later in the meeting. Travis Shepherd left the meeting early.

The **first item** of business was the reading, correction, and approval of the minutes from the July 1, 2019 meeting. After review of the minutes, Travis Shepherd made the motion to approve the minutes as prepared. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

The **second item** of business was Eric Meeks of Meeks & Company Professional Surveying. Mr. Meeks will be presenting a survey of Franklin and Ida Everman's property at 2225 E County Rd 300 N, North Vernon. The property owners are having a 10 acre tract surveyed off of their property. In order to access the new 10-acre tract, there is a proposed 50 ft easement thru Philip Everman's property.

After review of the survey, Travis Shepherd made the motion to approve the request. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

The **third item** of business was Chad Ebinger of FPBH. Mr. Ebinger will be presenting a survey of Willard and Paula Gerth's property at 1425 S County Rd 650 E, Butlerville. The property is being divided into 3 tracts; one of which will be accessed by a 50 ft easement.

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

The **fourth item** of business was the "Show Cause" hearing on Mark Risacher's property at 714 Beech Rd, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After reviewing the pictures, Brian Hatfield made the motion to give the property owner 30 days and if not cleaned up turn the file over for legal action. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

The **fifth item** of business was the "Show Cause" hearing on Victor Davis' property at 419 Maple Ln, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After a discussion with the current tenants, Travis Shepherd made the motion to monitor for 30 days an inspection done, if not cleaned up turn the file over for legal action. John Post seconded the motion. This passed unanimously with 6 members voting in favor.

The **sixth item** of business was the “Show Cause” hearing on David Buchanan’s property at 3268 Stoningham Way, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After reviewing the pictures, Brian Hatfield made the motion to turn the file over for legal action. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

The **seventh item** of business was the “Show Cause” hearing on Garry E Sallee’s property at 55 N Pike St, Vernon. The upstairs apartment was condemned in February 2019 due to the condition of the apartment. This case went to “Show Cause” on April 1, 2019 at that time it was the Board’s decision to review the property in 60 days. Owner had a trash container at the site for about 2 weeks after this came in front of the Board in April 2019. Area Plan Commission has not heard from the property owner.

After a discussion between the board members and Cindy Sallee. Ms. Sallee gave APC permission to inspect the building. Tyler Stock made the motion to table for 30 days and the building be inspected by Director Shepherd and/or Inspector Bauguess and put on the September 3rd agenda. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Sherry Hill’s property at 960 S Co Rd 75 W, North Vernon. The property owner has been notified that all trash, litter and debris must be remove from the property; as well as the multitude of animals on the property.

After a discussion with the property owner, Travis Shepherd 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 **ninth item** of business was the “Show Cause” hearing on Gary & Patricia Johnson’s property at 3887 Brandywine Dr, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner has been in contact with the Area Plan Commission to give us updates on the clean-up.

After a discussion with the property owner, John Post made the motion to give the property owner 30 days. Brenda Habenicht seconded the motion. This passed unanimously with 6 members voting in favor.

The **tenth item** of business was the “Show Cause” hearing on Davis Bunting FLP’s property at 3500 Penny Lane, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply. Tabled.

The **eleventh item** of business was the “Show Cause” hearing on Bruce Savaloja’s property at 1722 Heathglen Circle, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After reviewing the pictures, Brian Hatfield made the motion to turn the file over for legal action. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

The **twelfth item** of business was the “Show Cause” hearing on Michael & Carlena Stigdon’s property at 1840 Glen Court, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After reviewing the pictures, John Post made the motion to give the property owner 30 days and if not cleaned up turn the file over for legal action. Travis Shepherd seconded the motion. This passed unanimously with 5 members voting in favor.

The **thirteenth item** of business was the “Show Cause” hearing on William Sheppard’s property at 349 Place, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as the recreational vehicle parked at the site that is being used as a dwelling. Property owner and resident have failed to comply.

After reviewing the pictures, Tyler Stock made the motion to turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 5 members voting in favor.

The **fourteenth item** of business was the “Show Cause” hearing on Dean E Walters’ property at 3942 Stepelworth Way, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After a discussion with the property owner, Brian Hatfield made the motion to table for 30 days and the property be inspected by Director Shepherd and/or Inspector Bauguess and be put on the September 3rd agenda. Tyler Stock seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifteenth item** of business was the “Show Cause” hearing on Carol Armand’s property at 1475 Greenwood Place, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply. Property owner has called the Area Plan Commission.

After reviewing the pictures and discussion with Carol Armand, Travis Shepherd made the motion to turn the file over for legal action and sue the tenant James Hatter, Jr. Tyler Stock seconded the motion. This passed unanimously with 6 members voting in favor.

The **sixteenth item** of business was the “Show Cause” hearing on Lloyd R & Mary A Douglas’ property at 2442 Shakertown Way, North Vernon. The property owners have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. The property remains in violation.

After reviewing the pictures and discussion with the property owner, Travis Shepherd made the motion to give the property owner till August 30, 2019 to remove shed and the truck and if not removed, turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

The **seventeenth item** of business was the “Show Cause” hearing on Robert S & Vickie McDaniel’s property at 731 Walnut Grove Lane, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. The property owners have called the Area Plan office, but have not brought the property into compliance. This was dismissed.

The **eighteenth item** of business was the “Show Cause” hearing on Michelle R. Grider’s property at 3310 W County Rd 450 N, North Vernon. The property owner and resident have been notified that all trash, litter and debris must be removed from the property; as well as any inoperable/unlicensed vehicles. Property owner and resident have failed to comply.

After reviewing the pictures and discussion with the property owner, John Post made the motion for the director and/or inspector to inspect the property and both mobile homes, and if condemned, turn the file over for legal action. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor.

The **nineteenth item** of business was the opening of bids for the following properties:

There were no bids for Cobaugh Property LLC located at 5460 & 5490 E High School Rd, Butlerville, IN 47223. Director Shepherd is currently working on this project.

Brad Kage opened the bids to remove the junk, debris, salvage, trash and unnecessary clutter and an abandoned/dilapidated mobile home from the premises at 526 Aspen Court, CSL, North Vernon, owned by M.E. Robinson. The bids were as follows: Mahoy Construction for \$1,100.00 and Dustin Sanders \$1,100.00. John Post made the motion to award the cleanup to Mahoy Construction. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

Old Business:

The board had a discussion with developer Jonathan M. Myers regarding the development of the roads in Ambering Hills Subdivision. John Post made a motion for Mr. Myers to blacktop the road as proposed by the developer, 2 ½ inches and down 1 ½ cap with a total of 4 inches. Marie will check on the plat of the subdivision as well. Brian Hatfield second the motion. This passed unanimously with 5 members voting in favor.

Tyler Stock updated the board regarding the Ordinance Review Committee. We are wrapping up the report and getting it prepared to present to the Area Plan Commission Board.

After discussing the Mary Lou Duff property located at 208 E. Walnut, North Vernon. Tyler Stock made the motion to turn the file over for legal action to get the building inspected. Brian Hatfield seconded the motion. This passed unanimously with 5 members voting in favor.

After reviewing the pictures and discussion regarding Rhonda Beam's property located at 800 E County Rd 55 S, North Vernon, Brian Hatfield made the motion to turn the file over for legal action to repair and/or demolition. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor.

New Business: None

Adjournment:

With no further business to discuss, Brian Hatfield made the motion to adjourn. Brenda Habenicht 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