

Area Plan Commission
December 2, 2019 at 6:00 p.m.
Minutes

The Area Plan Commission held a regular meeting on **December 2, 2019 at 6:00 p.m.** in Meeting Room 101 on the first floor of the Government Center in Vernon, Indiana.

Those present: President Chad Ebinger, Travis Shepherd, John Post, Tyler Stock, Brian Hatfield, Paul Belding, Attorney Brad Kage, Building Inspector Matt Bauguess and Executive Director Marie Shepherd.

The **first item** of business was the reading, correction, and approval of the minutes from the November 4, 2019 regular meeting. After review of the minutes, John Post made the motion to approve the minutes. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor.

The **second item** of business was the rezone request of B1 Rentals LLC, being represented by Brad Barber. The property owner requests the rezone of 204 W Walnut St, North Vernon from Commercial to Residential Single Family. B1 Rentals would like to bring the property into compliance with how it is being used.

Commonly known as: 204 W Walnut St, North Vernon
Map Number: 40-09-33-440-013.000-004
Legal Description: FAB ADD 42

Recommendation of the Essential Service Committee:

After discussing the rezone request, Andy Ertel made the motion to approve the rezone. Chad Ebinger seconded the motion. This passed unanimously with 9 members voting in favor. The Area Plan Commission will hear the request at their December 2, 2019 meeting.

After discussing the rezone request with Brad Barber, Brian Hatfield made the motion to approve the rezone. Paul Belding seconded the motion. This passed with 5 members voting in favor and 1-member (Tyler Stock) abstaining. The North Vernon City Council will hear the request at their December 9, 2019 meeting.

The **third item** of business was the rezone request of Mary Barber, being represented by Andrew Anker. Mr. Anker would like to rezone the property from Commercial to Residential Single Family. Mr. Anker would like to make this his permanent home.

Commonly known as: 28 N Perry St, Vernon, IN 47282
Map Number: 40-12-02-330-048.000-013
Legal Description: PT 2 4 FT SQ PT 2

Recommendation of the Essential Service Committee:

After discussing the rezone request with Mr. Anker, Chad Ebinger made the motion to approve the rezone. Ed Biehle seconded the motion. This passed with 8 members voting in favor and 1-member (Tyler Stock) abstaining. The Area Plan Commission will hear the request at their December 2, 2019 meeting.

After discussing the request, John Post made the motion to approve the rezone. Travis Shepherd seconded the motion. This passed with 5 members voting in favor and 1-member (Tyler Stock) abstaining. The Vernon Town Council will hear the rezone request on December 5, 2019.

The **fourth item** of business was Chad Ebinger of FPBH. Mr. Ebinger will be presenting a survey of James and Angela Vance's property at 6680 N Base Rd, North Vernon. The survey contains a 50 ft wide easement through the Vance property.

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 **fifth item** of business was Chad Ebinger of FPBH. Mr. Ebinger will be presenting a survey of Roger and Anna Morgan's property on County Road 400 West near Two Mile Creek Subdivision. The survey contains a 50 ft ingress/egress easement that provides access to the 66 ft wide mitigation easement.

Tabled until next month's meeting, lack of a quorum.

The **sixth item** of business was the "Show Cause" hearing on the property at 2891 Country Squire Blvd, North Vernon, IN; which belongs to Lance A. Reynolds Jr. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property remains in violation.

After a brief discussion and reviewing the pictures, Brian Hatfield made the motion to have Director Shepherd send a letter to the property owner to provide the registration for the vehicles and if they don't respond, turn the file over for legal action. John Post seconded the motion. This passed unanimously with 6 members voting in favor.

The **seventh item** of business was the "Show Cause" hearing on Joseph L and Lorraine Braun's property located at 1114 Wildwood Rd, North Vernon, IN. The owner has been notified that all trash, litter and debris must be removed from the property. The property remains in violation.

After a brief discussion with the property owner and reviewing the pictures, Brian Hatfield made the motion to have the inspector look at the property and bring back before the board at the January 6th meeting. Paul Belding seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Frank and Theresa Gosnell’s property located at 1130 W County Rd 500 S, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The structure on the property appears to be in poor condition as well. The property owners have failed to contact the office, nor have they rectified the violation.

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 6 members voting in favor.

The **ninth item** of business was the “Show Cause” hearing on Barbara Grider’s property located at 1895 Londonary Way, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property remains in violation.

After reviewing the pictures and discussion with Director Shepherd, John Post made the motion to monitor the property for 30 days. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor.

The **tenth item** of business was the “Show Cause” hearing on Rory Foist’s property located at 5475 N State Hwy 7, Scipio. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The building appears to be abandoned and unsafe. The property remains in violation.

After reviewing the pictures and discussion with the property owner’s daughter, John Post made the motion to give the family 60 days find an attorney to start on the estate process and for her to contact her siblings to allow our inspector to inspect the building. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

The **eleventh item** of business was the “Show Cause” hearing on M. E. Robinson’s property located at 2253 Huntingdon Way, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The home on the property appears to be in poor condition. The property remains in violation.

After reviewing the pictures, John Post 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 **twelfth item** of business was the “Show Cause” hearing on Howard & Jolynn Jenkins’ property located at 395 Country Manor, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property remains in violation.

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

The **thirteenth item** of business was the “Show Cause” hearing on Jimmie Ritchie’s property located at 242 Hawthorne Dr, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property was condemned on July 31, 2019. The property remains in violation.

After a brief discussion with the property owner and reviewing the pictures, Tyler Stock made the motion to give the property owner 30 days to remove the trash and debris and bring back before the board at the January 6th meeting. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

The **fourteenth item** of business was the “Show Cause” hearing on Indyre LLC’s property located at 9965 N Private Rd 875 W, Elizabethtown. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property remains in violation.

After reviewing the pictures, John Post made the motion to give us 30 days to do an inspection and if not satisfactory, turn the file over for legal action. Paul Belding seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifteenth item** of business was the “Show Cause” hearing on James Whitehead’s property located at 226 E O & M Ave, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property. The property appears to be abandoned and unsafe.

After reviewing the pictures, John Post made the motion to table and inspect the property and bring back before the board at the January 6th meeting. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor

The **sixteenth item** of business was the “Show Cause” hearing on Jeffrey Stevens’ property located at 658 Beech Rd, North Vernon. The owner has been notified that all trash, litter and debris must be removed from the property; as well as, any unlicensed/inoperable vehicles. The property remains in violation.

After reviewing the pictures with the property owner, Travis Shepherd made the motion to give the property owner 30 days and if not cleaned up 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 opening of bids for the following property:

Storme Jo Bliton located at 5625 N County Rd 830 E, Butlerville, IN 47223. Brad Kage opened the bids to remove the manufactured home and to inspect the garage on the premises. The bids were as follows: AB Transport, LLC for \$3,250.00; Mahoy Construction for \$1,200.00 and Gosman Construction for \$1,600.00. Travis Shepherd made the motion to award the cleanup to Mahoy Construction. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

Old Business:

Tyler Stock updated the board regarding the Ordinance Review Committee. Director Shepherd will be meeting with Tyler to continue making changes throughout the ordinance.

Director Shepherd discussed with the board that there will be a meeting regarding the Butlerville Schools on December 3rd to discuss our options and to meet with the contractors.

New Business:

Director Shepherd discussed with the board the sign ordinance. Travis Shepherd made a motion to charge for signs with logo's only, not directional signs. John Post seconded the motion. This passed unanimously with 6 members voting in favor

Director Shepherd distributed the meeting dates for next year.

Adjournment:


With no further business to discuss, Travis Shepherd made the motion to adjourn. John Post 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