

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

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

Those present: Chad Ebinger, Brenda Habenicht, Eli Brown, Travis Shepherd, John Post, Paul Belding, Tyler Stock, APC 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 June 3, 2019 meeting. After review of the minutes, Travis Shepherd made the motion to approve the minutes as prepared. Paul Belding seconded the motion. This passed unanimously with 7 members voting in favor.

The **second item** of business was the “Show Cause” hearing on the property at 1803 Heatherlan Lane, North Vernon; which belongs to Misty Watkins. 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. She has failed to bring the property into compliance.

After reviewing the pictures, Travis Shepherd made the motion to monitor it for 30 days and if not cleaned up turn the file over for legal action. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

The **third item** of business was the “Show Cause” hearing on Mary Lou Duff’s property at 208 E Walnut Street, North Vernon. The property owner has been notified that the structure is in poor condition and unsafe.

After a lengthy discussion between the board members and Kyla Canary. Ms. Canary gave APC permission to inspect the building. John Post made the motion that the building be inspected by Director Shepherd and/or Inspector Bauguess within 30 days and check out the situation with the Stellar Grant. Brenda Habenicht seconded the motion. This passed unanimously with 7 members voting in favor.

The **fourth item** of business was the “Show Cause” hearing on Dallas and Beverly Doan’s property at 2000 Derbyshire Court, North Vernon. The property owners have been notified that all junk and debris must be removed from the property. They 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 7 members voting in favor.

The **fifth item** of business was the “Show Cause” hearing on James and Bernerdean Mitchem’s property at 1280 Bending Willow Lane, North Vernon. The property owners have been notified that the debris must be removed from the property; as well as the dilapidated recreational vehicle that is on the lot. They have failed to bring the property into compliance.

After reviewing the pictures, John Post made the motion to turn the file over for legal action. Brenda Habenicht seconded the motion. This passed unanimously with 7 members voting in favor.

The **sixth item** of business was the “Show Cause” hearing on Steven McDonald’s property at 1889 Londonary Way, North Vernon. Mr. McDonald has been notified that all trash and debris must be removed from the property. He has failed to comply.

After reviewing the pictures and discussion with the property owner, John Post made the motion to monitor for 30 days and if not cleaned up turn the file over for legal action. Tyler Stock seconded the motion. This passed unanimously with 7 members voting in favor.

The **seventh item** of business was the “Show Cause” hearing on M.E. Robinson’s property at 1650 Hollyton Court, North Vernon. The property owner and the residents have 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 bring the property into compliance.

After reviewing the pictures, John Post made the motion to turn the file over for legal action. Brenda Habenicht seconded the motion. This passed unanimously with 7 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on the property at 3649 Atkinson Circle E, North Vernon; which belongs to Savvy IN LLC. The property owner has been notified that all debris must be removed from the property. They have also been made aware that the house is in poor condition with missing windows and siding. They have failed to comply.

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 7 members voting in favor.

The **ninth item** of business was the “Show Cause” hearing on the property at 3148 Cliffshire Lane, North Vernon; which belongs to Earl Robbins. The property owner has been notified that all trash, litter and debris must be removed from the property. He has failed to bring the property into compliance.

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

The **tenth item** of business was the “Show Cause” hearing on the property at 3008 Whittington Drive, North Vernon; which belongs to Daniel Simpkins, Heather Simpkins and Daniel Simpkins Jr. They have been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. They have failed to comply.

After a discussion with the property owner, Travis Shepherd made the motion to monitor for 30 days. Brenda Habenicht seconded the motion. This passed unanimously with 7 members voting in favor.

The **eleventh item** of business was the “Show Cause” hearing on Jeremy Newton’s property at 785 Tudor Place, North Vernon. The property owner has been notified that all trash, litter and debris must be removed from the property. He has failed to bring the property into compliance.

After reviewing the pictures, John Post made the motion to monitor for 30 days. Brenda Habenicht seconded the motion. This passed unanimously with 7 members voting in favor.

The **twelfth item** of business was the “Show Cause” hearing on Peggy Lynn Gibson’s property at 1389 Magnolia Place, North Vernon. The property owner has been notified that all junk and debris must be removed from the property. She was also advised that the shed was built without a permit, and was in violation of the Jennings County Unified Zoning Ordinance. She has failed to bring the property into compliance.

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

The **thirteenth item** of business was the “Show Cause” hearing on Robert and Lois Rucker’s property at 549 Beech Rd, North Vernon. The property is being sold on contract to Debora Wiest. The property owners have been notified that all trash, litter and debris must be removed from the property. The property remains in violation of the Jennings County Unified Zoning Ordinance.

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 7 members voting in favor.

The **fourteenth 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 working with a contractor to come up with a plan of action.

Old Business:

Chad Ebinger brought to the board’s attention that the 50’ easement of the Hensley property approved by the board at the prior meeting. After further research it was found that there was already a 20’ easement on the property. Per attorney Brad Kage, that is okay, but the 50’ easement will replace the 20’ easement.

Tyler Stock updated the board regarding the progress of the Ordinance Review Committee. They are getting close to completion and will have a report by the middle of August.

There was discussion regarding the Schuck house. The board was given a copy of the warranty deed for the property which is deeded to Tony Jordan.

Director Shepherd spoke with John Meyers regarding the roads in Ambering Hills, he is in the process of getting a loan. The goal is by the next meeting he will have the loan and a contractor hired.

Inspector Matt Bauguess updated the board on Rhonda Beam's property located at 800 E County Rd 55 S, North Vernon. Matt did an inspection and found the house is structurally sound except the add-on where the fire was. There is smoke damage through-out the house. The only way you can see the back of the house is through someone else's property. Matt is going to put some pictures together and give to the board members at the next meeting.

New Business:

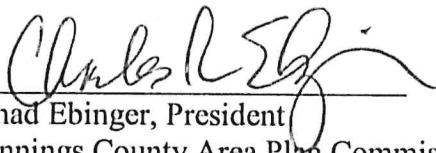
Director Shepherd updated the board on her staff situation. We have hired Susie Barlow as full time clerk. CSL gave us \$12,000 to cover this year's cost. The County Council and Commissioner's approved the position and was very supportive.

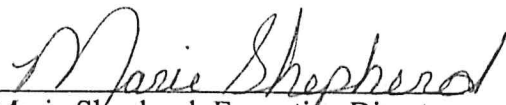
Adjournment:

With no further business to discuss, Travis Shepherd made the motion to adjourn. Eli Brown 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