

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

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

Those present: Brian Hatfield, Chad Ebinger, Travis Shepherd, Paul Belding, Dave Lane Tyler Stock, John Post, Inspector Matt Bauguess and Executive Director Marie Shepherd. Tyler Stock came after the first item of business.

The **first item** of business will be the reading, correction, and approval of the minutes from the April 1, 2019 meeting. Travis Shepherd made the motion to approve the minutes. Paul Belding seconded the motion. This passed unanimously with 6 members voting in favor.

The **second item** of business will be Jonathan Isaacs of Independent Land Surveying presenting a survey for Donald McMahon, Carolyn McMahon, Richard Schepman and June Schepman. The survey is creating a 21.99-acre tract with a 50 ft access easement.

After discussion with the surveyor Jonathan Isaacs, John Post made the motion to approve the request. Travis Shepherd seconded the motion. This passed unanimously with 7 members voting in favor.

Chad Ebinger of FPBH will be presenting a survey for Dejon and Rosa Snodderly. The property owners are having 2 acres surveyed off of their property at 3195 E County Rd 225 S, North Vernon. The proposed new tract will be accessed by an easement.

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

The **third item** of business will be the "Show Cause" hearing on Randall B. Sovern's property 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. The item was tabled at the April 1, 2019 meeting. Dismissed.

The **fourth item** of business will be Rose Acre Farms. They plan on tearing down the existing houses at 1580 E US Highway 50, North Vernon. They would like to discuss the proposed site plan and time frame that will be allowed for the reconstruction.

Wes Spray with Rose Acre Farms Environmental Affairs and Environmental Compliance discussed with the board they are tearing existing 5 houses down and re-build 2 houses. They will still not meet the current requirement to be 1,000 feet away from a residence. The chickens will be cage free. After a lengthy discussion, John Post made the motion for Rose Acre Farms to continue with the proposed site plan. Brian Hatfield seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifth item** of business will be Chad Ebinger of FPBH. Mr. Ebinger will be presenting a survey of John and Rose Hanna's property at 7660 W US Hwy 50, North Vernon. They would like to survey off a parcel that will be accessed by a 50-foot easement.

After review of the survey, Brian Hatfield made the motion to approve the request. Travis Shepherd seconded the motion. This passed with 6 members voting in favor and 1 member (Chad Ebinger) abstaining.

The **sixth item** of business will be the "Show Cause" hearing on Dallas & Beverly Doan's property located at 472 Locustwood Dr, North Vernon, IN 47265. The property owner and the contract owners (John Hicks & Becky Jones) and possible renter Mia Becker, have 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 discussion with the contract buyer, Brian Hatfield made the motion to monitor for 60 days. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

The **seventh item** of business will be the "Show Cause" hearing on Kathy Dunham's property located at 3405 Rothshire Circle, 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 vehicle. Owner has failed to comply.

After discussion and reviewing the pictures, Travis Shepherd made a motion to turn the file over for legal action. Tyler Stock seconded the motion. This passed unanimously with 7 members voting in favor.

The **eighth item** of business will be the "Show Cause" hearing on Jeffrey Allen Gilstrap's property located at 2547 Covyshire Circle, 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. Owner has failed to comply.

After discussion and reviewing the pictures, Brian Hatfield made a motion to turn the file over for legal action. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

The **ninth item** of business will be the "Show Cause" hearing on Vinod C. Gupta's property located at 514 Aspen Court, North Vernon, IN 47265. The property owner and the renter (Darren Bachelor) have been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. With that being said, this property had to be condemned on April 17, 2019 due to the condition of the home.

After discussion and reviewing the pictures, John Post made a motion to turn the file over for legal action. Dave Lane seconded the motion. This passed unanimously with 7 members voting in favor.

The **tenth item** of business will be the "Show Cause" hearing on Sean M. Robbins' property located at 1477 Greenwood Place, 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. The owner has failed to comply.

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

The **eleventh item** of business will be the "Show Cause" hearing on Gary Shane Lowe & Amanda Reed's property located at 924 Wildwood Dr, North Vernon, IN 47265. Owner has been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. The owners have failed to comply.

After discussion with the property owner, Travis Shepherd made the motion to monitor for 60 days, must have made progress in 30 days, if the owner fails to come into compliance, turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 7 members voting in favor.

The **twelfth item** of business will be the "Show Cause" hearing on M. E. Robinson's property located at 1553 Foxmoor Dr, North Vernon, IN 47265. Owner has been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. Owner has failed to comply.

After discussion and reviewing the pictures, Travis Shepherd made a motion to turn the file over for legal action. Brian Hatfield seconded the motion. This passed unanimously with 7 members voting in favor.

The **thirteenth item** of business will be the "Show Cause" hearing on Theresa Zolton's property located at 3156 Cliffshire Ln, North Vernon, IN 47265. Owner has been notified that all trash, litter and debris must be removed from the property; as well as any unlicensed/inoperable vehicles. Owner has failed to comply.

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

The **fourteenth item** of business will be the "Show Cause" hearing on Rhonda Beam's property located at 800 E County Rd 55 S, North Vernon, IN 47265. The property owner has been notified that the property is in very poor condition and unsafe for habitation. The home caught fire many years ago, there has been little to no improvement made.

After a lengthy discussion with the property owner, Travis Shepherd made the motion to table till next month and have the inspector to meet and do an inspection of the home. Paul Belding seconded the motion. This passed unanimously with 7 members voting in favor.

The **fifteenth item** of business will be the “Show Cause” hearing on Jeremy Bruner & Lora Hepburn’s property located at 426 Maple Ln, 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 vehicle. Owner has failed to comply.

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 7 members voting in favor.

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

Brad Kage opened the bids to remove the house and its remnants from the premises at 275 E. Brown Street, Vernon. The bids were as follows: PMC \$8,250.00; Gosman Construction \$6,900.00 and Sanders \$8,000.00. Travis Shepherd made the motion to award the bid to Gosman for \$6,900.00. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

Brad Kage opened the bids to remove the dilapidated structures and the junk, debris, salvage and unnecessary clutter from the premises at 2457 Shakertown Way, CSL, North Vernon. The bids were as follows: Mahoy Construction \$1,275.00 and Sanders \$4,500.00. Travis Shepherd made the motion to award the bid to Mahoy Construction for \$1,275.00. John Post seconded the motion. This passed unanimously with 7 members voting in favor.

There were no bids for Cobaugh Property LLC located at 5460 & 5490 E. High School Rd, Butlerville.

Old Business:

Tyler Stock updated the board regarding the Ordinance Review Committee. The next meeting will be held at the CSL office. The committee is inviting people that are involved with the APC to have a discussion regarding ordinances/policies. The committee will have recommendations by the end of July to present to the board.

New Business:

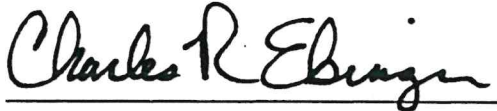
Director Shepherd brought to the attention of the board regarding zoning in the city/county. Some of the properties were designated or classified when the mapping was done. Brad Kage recommended that the property owners go through the rezoning process.

Tyler Stock brought to the board’s attention the Schuck house has been sold to Tony Jordan. Brad Kage stated that the house would have to be a zoning violation or deemed an unsafe structure in order to re-file. The board asked Director Shepherd to contact Tony Jordan and Greg Sekula to see if they would attend the next APC meeting to discuss the Schuck house.

Adjournment:

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

Respectfully submitted,

A handwritten signature in black ink, reading "Charles R. Ebinger". The signature is written in a cursive style with a horizontal line underneath.

Chad Ebinger, President
Jennings County Area Plan Commission

Respectfully submitted,

A handwritten signature in black ink, reading "Marie Shepherd". The signature is written in a cursive style with a horizontal line underneath.

Marie Shepherd, Executive Director
Jennings County Area Plan Commission