

Area Plan Commission
November 4, 2019 at 6:00 p.m.
Minutes

The Area Plan Commission held a regular meeting on **November 4, 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, Dave Lane, Eli Brown, 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 October 7, 2019 regular meeting and the October 23, 2019 special meeting. After review of the minutes, Eli Brown 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 “Show Cause” hearing on Hickory Manor Mobile Home Park, owned by Hickory Manor, LLC. The Area Plan Commission has received complaints on the condition of the mobile home park located on Hurley Drive in North Vernon.

After a lengthy discussion with tenants and reviewing the pictures, Tyler Stock 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 **third item** of business was the “Show Cause” hearing on Susan Shinabarger’s property located at 3821 Country Manor E, North Vernon, IN. At the February 4, 2019 Area Plan Commission meeting, the board tabled the item for 30 days to allow time for an agreement to be reached between the property owner, CSL and Director Shepherd. The property remains in violation. The item was tabled at the October 7, 2019 meeting.

After discussion with the property owners, Travis Shepherd made the motion for the Shinabarger’s to obtain a permit by November 15, 2019. Eli Brown seconded the motion. This passed unanimously with 6 members voting in favor.

The **fourth item** of business was the “Show Cause” hearing on Earl & Joyce Hudelson’s property located at 3482 Townsend Pl, North Vernon, IN. At the June 3, 2019 Area Plan Commission meeting, the board tabled the item until there’s no longer any progress being made on her trying to find a permanent place to live. Property owner has previously contacted the Area Plan Commission, but has failed to comply with the Area Plan Commission requirements from June.

Jeanena Hudelson current resident of the camper, told the board she would be relocating no later than Christmas. John Post made the motion that if she is not out by Christmas turn the file over for legal action. Tyler Stock seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifth item** of business was the “Show Cause” hearing on Mary Lou McDonald’s property located at 904 Madison Ave, North Vernon, IN. 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 of the Jennings County Unified Zoning Ordinance.

Brad Kage informed the board that Mary Lou McDonald is deceased with different heirs, recommend to go ahead and file with notice by Summons of Publication. John Post 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 **sixth item** of business was the “Show Cause” hearing on Ralph E Guenthensberger’s property located at 2930 Ashley Dr, North Vernon, IN. 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.

Brad Kage informed the board that Mr. Guenthensberger is deceased, recommend to go ahead and file with notice by Summons of Publication. Eli Brown 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 **seventh item** of business was the “Show Cause” hearing on Mark Gunter’s property located at 1084 Bending Willow Lane, North Vernon, IN. 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, Travis Shepherd made the motion to turn the file over for legal action. John Post seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighth item** of business was the “Show Cause” hearing on Gary & Patricia Johnson’s property located at 3887 Brandywine Dr, North Vernon, IN. At the August 5, 2019 Area Plan Commission meeting, the board gave the owner 30 days to bring the property into compliance. The property remains in violation.

After a brief discussion and 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. Eli Brown seconded the motion. This passed unanimously with 6 members voting in favor.

The **ninth item** of business was the “Show Cause” hearing on Davis Bunting FLP’s property located at 1206 Catalpa Ct, North Vernon, IN. The property is being sold on contract to Thomas and Claudia Evans. The property owner and contract buyers have 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 bring the property into compliance.

After reviewing the pictures, Travis Shepherd 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 **tenth item** of business was the “Show Cause” hearing on Kenneth & Karen Smith’s property located at 247 Hawthorne Dr, North Vernon, IN. The property owners have 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 reviewing the pictures and discussion with the property owner, Eli Brown made the motion to monitor the property for 30 days and give Director Shepherd discretion. Tyler Stock seconded the motion. This passed unanimously with 6 members voting in favor.

The **eleventh item** of business was the “Show Cause” hearing on Vol Development, Inc’s property located at 3236 Country Manor E, North Vernon, IN. The owner and resident 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 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 6 members voting in favor.

The **twelfth item** of business was the “Show Cause” hearing on Mary Clarke as custodian for Chelsie Ann Clarke. The property is located at 1162 Dogwood Lane, North Vernon, IN. The property owner and resident 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 reviewing the pictures and a lengthy discussion with Mary Clarke, Tyler Stock 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 6 members voting in favor.

The **thirteenth item** of business was the “Show Cause” hearing on Lloyds Acceptance Corp’s property located at 1200 Ferngrove Ave, North Vernon, IN. 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 the current tenant, Eli Brown 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 **fourteenth item** of business was the “Show Cause” hearing on Michael MacCormack’s property located at 2341& 2342 Gintshire Way, North Vernon, IN. The owner and resident 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.

Director Shepherd needs to contact CSL regarding the current structures to see which property they are on. Travis Shepherd made the motion to table for 30 days. John Post seconded the motion. This passed unanimously with 6 members voting in favor.

The **fifteenth item** of business was the “Show Cause” hearing on Barbara Vinson’s property located at 2185 Gillyton Ct, North Vernon, IN. 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 owner has failed to bring the property into compliance.

After reviewing the pictures and discussion 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. Dave Lane seconded the motion. This passed unanimously with 6 members voting in favor.

The **sixteenth item** of business was the “Show Cause” hearing on William Fairbrother’s property located at 713 Greenbriar Circle, North Vernon, IN. 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 of the Jennings County Unified Zoning Ordinance.

After a discussion with the property owner, Tyler Stock made the motion to close the complaint. Travis Shepherd seconded the motion. This passed unanimously with 6 members voting in favor.

The **seventeenth item** of business was the “Show Cause” hearing on Cody Clerkin & Ruth Ann Simmons’ property located at 1259 Bending Willow Lane, North Vernon, IN. The owner and resident have 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 reviewing the pictures, Eli Brown made the motion to turn the file over for legal action. John Post seconded the motion. This passed unanimously with 6 members voting in favor.

The **eighteenth 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 and will be setting up a meeting with Dave Lane, County Council and interested contractors.

Old Business:

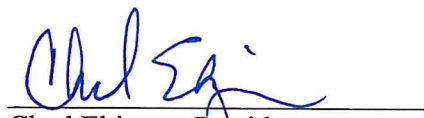
Tyler Stock updated the board regarding the Ordinance Review Committee. Director Shepherd will be meeting with Tyler to start making changes through out the ordinance.

New Business: None

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