

**Board of Zoning Appeals Meeting**  
**October 22, 2019 at 6:00 p.m.**  
**Minutes**

The Board of Zoning Appeals held a meeting on October 22, 2019 at 6:00 p.m. in Meeting Room 101 on the first floor of the Government Center in Vernon, Indiana.

Those present: President Robert Burns, Brenda Habenicht, Megan Grunden, Eli Brown, 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 September 19, 2019 meeting. After review of the minutes, Brenda Habenicht made the motion to approve the minutes as prepared. Megan Grunden seconded the motion. This passed with 3 members voting in favor and 1-member (Robert Burns) abstaining.

The **second item** of business was the variance request of Tricia E Brown. She would like to build a 30' x 40' pole building with a 12' x 20' porch at 5865 W Co Rd 300 N, North Vernon. The pole building will be 16' off the East side property line. A variance of 9' is needed to meet the 25' setback requirement, as per Table 6-1 Residential Lot Layouts in the Jennings County Unified Zoning Ordinance. All other setbacks will be met.

Commonly known as: 5865 W CO RD 300 N, NORTH VERNON IN 47265

Legal Description: PT NWQ NWQ 26-7-7 AC TRACT A

Map Number: 40-10-26-200-006.002-011

After discussing the request, Eli Brown made the motion to approve the variance. Brenda Habenicht seconded the motion. This passed unanimously with 4 members voting in favor.

The **third item** of business was the variance request of Joseph and Joella Bennett. They would like to place a 12' x 24' shed at 3095 W Private Rd 395 N, North Vernon. They would like to place the shed 2 ft off the North side property line. A variance of 23 ft is needed to meet the 25 ft side setback requirement listed in Table 6-1: Residential Lot Layouts of the Jennings County Unified Zoning Ordinance. All other requirements will be met.

Commonly known as: 3095 W Private Road 395 N, North Vernon, IN 47265

Legal Desc: PT S1/2 SEQ 18 7 8 5.89 acres

Map Number: 40-09-18-400-039.000-006

After discussing the request, Megan Grunden made the motion to approve the variance. Eli Brown seconded the motion. This passed unanimously with 4 members voting in favor.

The **fourth item** of business was the variance request of Aaron M Jackson. Mr. Jackson was not aware that a permit was needed to place a 16' x 20' metal carport, nor was he aware that a variance would be needed to be closer to the East and South East property lines. The carport has been placed on an existing concrete slab and it is 10' away from the East property line. A variance of 15' is needed to meet the 25' side setback requirement. It is also 5' away from the South East property line. A variance of 20' is needed to meet the 25' rear setback requirement, as per Table 6-1, Residential Lot Layouts in the Jennings County Unified Zoning Ordinance. All other setbacks will be met.

Commonly known as: 7425 W US HWY 50, NORTH VERNON IN 47265

Legal Description: NW ¼ SEW 9-6-7

Map Number: 40-11-09-400-032.001-011

After discussing the request, Eli Brown made the motion to approve the variance. Brenda Habenicht seconded the motion. This passed unanimously with 4 members voting in favor.

The **fifth item** of business was the variance request of SC-H North Vernon 1291 LLC, being represented by Chris Heitz of Heitz Sign Company. They would like to place a 221.234 sq. ft sign at 2305 N State Hwy 3, North Vernon. They would like to place the sign 30 ft from the street right-of-way. A variance of 70 ft is needed to meet the 100 ft setback requirement. The maximum size sign allowed on commercial property is 60 sq. ft. A variance is requested to allow the 221.234 sq. ft freestanding sign. These requirements are covered in the Jennings County Unified Zoning Ordinance under XIV. Signs. (The sign was approved at the June 2019 Board of Zoning Appeals meeting; however, they have slightly increased the size of the sign and the location.)

Commonly known as: 2305 N State Hwy 3, North Vernon, IN 47265

Legal Desc: Jennings County Plaza Lot 1

Map Number: 40-09-28-300-035.000-004

After a lengthy discussion with Chris Heitz, Brenda Habenicht made the motion to approve the variance. Eli Brown seconded the motion. This passed unanimously with 4 members voting in favor.

**Old Business:**

None

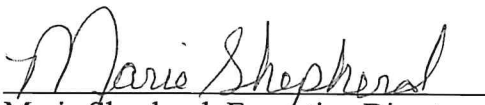
**New Business:**

Director Shepherd invited the board to the Ordinance Review meeting which will be held on Wednesday, October 23, 2019 at 6:00 at the Government Center.

**Adjournment:**

With no further business to discuss, Eli Brown made the motion to adjourn. Brenda Habenicht seconded the motion. This passed unanimously with 4 members voting in favor.

Respectfully submitted,



Marie Shepherd, Executive Director  
Jennings County Area Plan Commission