

Area Plan Commission
June 3, 2020 at 6:00 p.m.
Minutes

The Area Plan Commission moved their regular meeting from June 1, 2020 to **June 3, 2020 at 6:00 p.m.** in the Conference Room of the Government Center in Vernon, Indiana. (The meeting had to be rescheduled because there was not going to be enough members present for a quorum.)

Those present: Vice President Travis Shepherd, Brian Hatfield, Brenda Habenicht, Tyler Stock, Eli Brown, John Post and Executive Director Marie Shepherd.

The **first item** of business was the reading, correction and approval of the minutes from the May 13, 2020 meeting. After review of the minutes, Brenda Habenicht made the motion to approve the minutes. Eli Brown seconded the motion. This passed unanimously with 5 members voting in favor.

The **second item** of business was the rezone request of Thomas and Diana Taylor and Donald and Edna Egan, being represented by Allison Biehle. Miss Biehle would like to rezone the four parcels on North State Street from Commercial to Commercial Planned Business. Miss Biehle would like to redevelop the property into a new dental office. (The four parcels will be combined into one.)

Commonly known as: 127 N State St, North Vernon, IN 47265
121 N State St, North Vernon, IN 47265
117 N State St, North Vernon, IN 47265
115 N State St, North Vernon, IN 47265

Map Number: 40-09-34-320-065.000-004
40-09-34-320-064.000-004
40-09-34-320-063.000-004
40-09-34-320-062.000-004

Legal Description: Pabodys 1st Add PT Lot 12
PAB 1 13
PAB 1 14
PAB 1 15

Recommendation of the Essential Services Committee:

During the discussion, it was brought up that they will need to contact Russell Vaught to make sure the sewer is tapped off. Andy Ertel made the motion to approve the rezone request. Russell Vaught seconded the motion. This passed with 5 members voting in favor and 1-member (Tyler Stock) abstaining. The Area Plan Commission will hear the request at their June 1, 2020 meeting.

Allison Biehle told the board they are in the process of tearing down the four houses and plan to start construction on the dentist office next year. Brian Hatfield made the motion to approve the rezone request. John Post 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 June 8, 2020 meeting.

The **third item** of business was the rezone request of Phillip and Donita Layman. They would like to rezone their property at 112 E Main St, North Vernon from Commercial Office to Residential Single Family.

Commonly known as: 112 E Main Street, North Vernon, IN 47265

Map Number: 40-09-34-320-008.000-004

Legal Description: NV PT 113, 114, 115 H

Recommendation of the Essential Services Committee:

After a discussion regarding the rezone request, Tyler Stock made the motion to approve the request. Andy Ertel seconded the motion. This passed unanimously with 6 members voting in favor. The request will be heard by the Area Plan Commission on June 1, 2020.

After a brief discussion with Bryant Layman, Tyler Stock made the motion to approve the rezone request. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor. The North Vernon City Council will hear the request at their June 8, 2020 meeting.

The **fourth item** of business was the rezone request of Jerry Ford, being represented by Eric Pettit. Mr. Pettit would like to rezone the property at 855 S State Street, North Vernon from Commercial Single Site to Commercial Planned Business. Mr. Pettit would like to build a new commercial building at the site to operate a retail business out of.

Commonly known as: 855 S State St, North Vernon, IN 47265

Map Number: 40-12-03-100-039.000-004

Legal Description: Marlett PT 3, 4, 5

Recommendation of the Essential Services Committee:

After discussing the request, Chad Ebinger made the motion to approve the rezone. Andy Ertel seconded the motion. This passed unanimously with 6 members voting in favor. The Area Plan Commission will hear the request on June 1, 2020.

After a brief discussion with Eric Pettit, Eli Brown made the motion to approve the rezone request. Brian Hatfield seconded the motion. This passed unanimously with 5 members voting in favor. The North Vernon City Council will hear the request at their June 8, 2020 meeting.

The **fifth item** of business was the rezone request of Pamela Israel, being represented by Christina Manning. They would like to rezone the property at 54 N Gum Street, North Vernon from Residential Duplex to Commercial Planned Business. Mrs. Manning is requesting the property be rezoned so that she can operate a home daycare at the site.

Commonly known as: 54 N Gum Street, North Vernon, IN 47265

Map Number: 40-09-34-320-051.000-004

Legal Description: PAB 4 PT GUM ST 82

Recommendation of the Essential Services Committee:

During the discussion, Christina Pennington advised the board that she would have no more than 12 children at the daycare. She also let the board know that she may contact the City of North Vernon in regards to speed barriers and signage. Andy Ertel made the motion to approve the request. Jerry Shepherd seconded the motion. This passed with 5 members voting in favor and 1-member voting to deny. The request will be heard at the Area Plan Commission meeting on June 1, 2020.

After a brief discussion with Christina Manning, Eli Brown made the motion to approve the rezone request with the stipulation that if the property is sold or the daycare business is ceased the zoning will revert back to residential single family. Brenda Habenicht seconded the motion. This passed unanimously with 5 members voting in favor. The North Vernon City Council will hear the request at their June 8, 2020 meeting.

The **sixth item** of business was Ronald and Carolyn Hensley. They would like survey off a .5 acre tract from their 1.72-acre parcel at 340 Norris Avenue, North Vernon. They would like approval from the Area Plan Commission to have a 50 ft easement to access the new .50 acre tract.

After a brief discussion with the property owner Carolyn Hensley, Eli Brown made the motion to approve the 50 ft easement. Brian Hatfield seconded the motion. This passed with 5 members voting in favor and 1-member (Tyler Stock) abstaining.

Old Business:

Tyler Stock stated he needed to get with Brad Kage regarding the changes with the ordinance so we can start the process soon.

Brian Hatfield stated that the City Council wants to aggressively move forward and action to be taken on the building located at 227 E. Walnut Street.

New Business: None

Adjournment:

With no further business to discuss, John Post made the motion to adjourn. Brian Hatfield seconded the motion. This passed unanimously with 6 members voting in favor.

Respectfully submitted,



Travis Shepherd, Vice President
Jennings County Area Plan Commission

Respectfully submitted,



Marie Shepherd, Executive Director
Jennings County Area Plan Commission