

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
January 7, 2015**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Secretary Dan Buck took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey Director of Community Development/Planning	-Present
Dan Buck, Secretary	-Present	Renee Kabrick, City Attorney	-Absent
Bob Cook	-Absent		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

ELECTION OF OFFICERS

Randy Mehringer made a motion to keep the same slate of officers for 2015; Jerry Uebelhor as Chairman, Josh Gunselman as Vice Chairman and Dan Buck as Secretary. Josh Gunselman seconded it. Motion carried 4-0.

APPROVAL OF THE MINUTES

Minutes of the December 3, 2014 regular meeting were reviewed. There was one correction. Under “Petition of Memorial Hospital & Health Care Center for a special exception to allow a parking garage in an R-3 (Residential) zone.” Vice Chairman Gunselman requested at the meeting for Memorial Hospital to provide a parking space for the Child Advocacy Center and would like it added to the record. Vice Chairman Gunselman made a motion to approve the minutes as amended. Secretary Buck seconded it. Motion carried 4-0.

STATEMENT

Chairman Uebelhor read the following statement. “We are now ready to begin the public hearings scheduled for this evening. With respect to tonight’s meeting and public hearings, we are hereby incorporating by reference into the record of tonight’s meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled “Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area” and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening’s record.”

NEW BUSINESS

Petition of Michael D. Jahn for a variance from Section 16.02.140 (Height Regulations) regarding an accessory building

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Michael Jahn to request a variance to construct an accessory building with a height of 19 feet. The property is located at 1737 E. Schnellville Road. A photograph of the property was displayed showing the proposed location of the accessory building. The height of the building would be 13 feet lower than the roofline of the house. Mr. Jahn intends to use the building for storage of his equipment and implements due to elevation changes on the property.

There were no remonstrators present. Following some discussion, Secretary Buck made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Secretary Buck made a motion to grant a variance from Section 16.02.140 (Height Regulations) to construct an accessory building with a height not to exceed 19 feet. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Petition of Jim and Linda Brace for a variance from Section 16.02.120 (Lot & Yard Requirements) of the rear yard setback for a primary residence

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Jim and Linda Brace to request a variance to construct a single-family dwelling within five feet of the rear yard on a lot they own east of Pine Crest Drive located 350 feet from SR 56. Mr. Brace was also present.

The variance request is to build within five feet of the rear yard. Due to drainage issues on some of the property, the home would need to be built further back on the land within five feet of the property line. Mr. Eckerle said the Braces purchased some property behind their lot to serve as a buffer with the adjoining neighbor in the rear. There is a 20-foot utility easement along this parcel's west side to prevent building over the lot lines.

There were no remonstrators present. Following some discussion, Secretary Buck made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0.

Secretary Buck made a motion to grant a variance from Section 16.02.120 (Lot & Yard Requirements) to construct a single-family dwelling within five feet of the rear yard on Pine Crest Drive. Randy Mehringer seconded it. Motion carried 4-0.

Petition of Ryan M. & Blayr Kramer for two variances from 16.02.140 (Height Regulations) for a proposed single-family dwelling and an accessory building

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Ryan and Blayr Kramer to request two variances in regards to the height of a primary residence and an accessory building to be constructed on their property located east of St. Charles Street and Maple Leaf Drive at 498 St. Charles Street. Mr. Kramer was also present.

Plans are to build a house and a detached garage on one of the lots and sell the other lot. The variance requests are to construct the house with a height of 44 feet and the garage with a height of 25 feet.

Len Lorey, neighbor to the north of the proposed property, appeared before the board to inquire what the Kramers plan to do with the wooded area on the property. Mr. Kramer told the board he intends to keep it as woods.

Following some discussion, Secretary Buck made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Randy Mehringer made a motion to grant a variance to construct a single-family dwelling with a height not to exceed 44 feet. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Randy Mehringer made a motion to grant a variance to construct a detached garage with a height not to exceed 25 feet. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Zoning & Subdivision Control Ordinances update

Director of Community Development and Planning Darla Blazey gave an update regarding the proposed changes to the Zoning & Subdivision Control Ordinances. Ms. Blazey stated that the Steering Committee met on December 18, 2014. Subcommittees have been formed to view different chapters of the proposal. Those committees will be meeting on January 14th and 22nd. These will be public meetings, and everyone is welcomed to attend. A draft is currently on Community Collaborate through a link on the City's website.

ADJOURNMENT

With no further discussion, Vice Chairman Gunselman made a motion to adjourn the meeting. It was seconded by Secretary Buck. Motion carried 4-0, and the meeting was adjourned at 7:20 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Recording Secretary, Kathy Pfister