

**MINUTES OF A SPECIAL MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
July 22, 2014**

President Paul Lorey called the Special Meeting of the Jasper Plan Commission to order at 6:00 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Absent	Cindy Recker	-Absent
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Absent	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

STATEMENT

President Lorey 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.”

OLD BUSINESS

Petition of KAKB, LLC and The Buschkoetter Land Trust for primary approval of a proposed plat of Evans Brook Estates. A modification to the Subdivision Control Ordinance will be requested in regards to Section 17.04.050 (4) and Section 17.04.080(1).

Brad Eckerle, of Brosmer Land Surveying & Engineering, spoke on behalf of KAKB, LLC, to request primary approval of a proposed plat of Evans Brook Estates. Ken Brosmer, a member of KAKB, LLC, was also present. The public hearing was tabled at the June, 4, 2014 meeting due to several issues regarding the proposed plans presented at that time; causing several adjoining property owners in the Deer Creek Park Subdivision to verbally object.

Mr. Eckerle presented a new drawing for Evans Brook Estates with access off of Kluemper Road, located between Hannah Lane and 5th Street, and also including a connection to Prince Street. The proposed roadway would come off the existing dead end of Prince Street south, and on the east end, coming off Kluemper and proceeding west. Along with the roadway improvements, Evans Brook Estates was proposed as a 17-lot subdivision with each lot having approximately 130 feet of frontage. Mr. Eckerle shared that the utilities would remain as previously discussed, with sanitary sewer extension from the existing Virgil Lechner property, Ireland Water Service coming off of Sunshine Drive and Huntingburg Gas. Mr. Eckerle pointed out on the drawing where all of the easements will be located and added that KAKB is seeking a modification for a 10-foot PU&DE along the west line.

In regards to the drainage for this subdivision, Mr. Eckerle told the board that when coming off Kluemper Road, there is a low area to facilitate the existing drainage with a 36-inch pipe. There is a sag, or low area, in the road itself that will collect drainage and there is an existing crest at the intersection with Prince Street that will help with drainage. Mr. Eckerle said the discharge will remain consistent with the current topography. Mr. Eckerle said approval was granted by the Board of Public Works to install v-back curb in the proposed subdivision.

Board member Kevin Manley asked City Engineer Chad Hurm if the 36-inch pipe will be connected to another 36-inch pipe. Engineer Hurm shared that the 36-inch pipe will be connected to a 24-inch pipe that is then connected to an 18-inch pipe before it will discharge. Hurm said it will accommodate and handle the drainage.

President Paul Lorey opened the floor for public comment.

Dan Rumbach, of Deer Creek Park, spoke on behalf of Kathy and John Jones, Cricket and Dan Rumbach, Tara and Brian Eckman, Rosemary Roelle, and Sally and Stan Werne, all residents of Deer Creek Park. Mr. Rumbach said from the beginning of this process, the residents of Deer Creek agreed to publicly support this proposed subdivision on three conditions. The first condition being that the main entrance to the development comes off of Kluemper Road. The second condition being that if the two subdivisions must be connected at Prince Street, Evans Brook Estates has the same covenants as Deer Creek, and the third condition being that any heavy construction equipment does not come through Hannah Lane. If the said conditions are met, Mr. Rumbach, on behalf of all the other property owners mentioned above, welcome the proposed subdivision.

Residents Nick Kress and John Schneider spoke to address their existing concerns regarding the drainage issues surrounding Deer Creek Park and Evans Brook Estates.

John Jones, of Deer Creek Park, also spoke saying he appreciated the work done by KAKB and the Jasper Plan Commission. He shared that Jasper is unique and he is happy to see this great community grow.

With no more remonstrators, Kevin Manley made a motion to grant primary approval of Evans Brook Estates with a modification of a 10-foot easement on the west side. Randy Mehringer seconded. The motion carried 8-0.

KAKB, LLC plans to appear at the August Plan Commission meeting to receive secondary approval.

ADJOURNMENT

With no further discussion, Bernita Berger made a motion to adjourn the meeting, seconded by Nick Brames. The motion carried 8-0, and the meeting was adjourned at 6:25 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister
(and Intern Shelby Hettinger)