

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
May 7, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
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	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Absent		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the April 2, 2014 regular meeting were reviewed. Secretary Berger made a motion to approve the minutes as mailed. Cindy Laake seconded it. Motion carried 10-0.

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.”

NEW BUSINESS

Petition of KAKB, LLC for primary approval of the proposed plat of Evans Brook, a subdivision in the City of Jasper, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision. A modification to the proposed plat will be requested in regard to Section 17.04.080(1) of the Subdivision Control Ordinance for a request of a ten-foot minimum easement width along portions of the exterior boundary of the plat with said subdivision.

Pat Lottes made a motion to table the public hearing. Randy Mehringer seconded it. Motion carried 10-0.

Petition of Keusch Kids, LLC, as owners, and KAKB, LLC, as developers for secondary approval of the proposed plat of Brookstone Estates V, a subdivision in Madison Civil Township, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision. Said plat will be presented as a

planned unit residential development in accordance with Section 16.03.140 (Planned Unit Residential, Business or Industrial Development)

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Keusch Kids, LLC and KAKB, LLC to request secondary approval of an 18-lot subdivision, Brookstone Estates V. Ken Brosmer, member of KAKB, LLC was also present. The proposed property is located west of Brookstone Estates IV. Plans are to develop the property on the western part of the wooded area into a Planned Unit Development (PUD). Access to the subdivision would be a connection to County Road 490W, tying into Pebble Drive. A private drive would be placed between Lots 5 and 6 to service Lots 2, 3 and 4 in order to allow building sites in that area.

There were a few revisions to the plat since primary approval. Lot 5 was moved 25 feet to the north. A covenant was added to address the private driveway that accesses Lots 2, 3 and 4, ensuring that the maintenance of the driveway is followed through by the owners of said lots. In regard to utilities, there was a slight modification currently being coordinated with Ireland water to potentially install a 10-inch line instead of a 6-inch line.

The Board of Public Works and Safety approved a modification from the Subdivision Control Design Standards for the use of a V-curb in lieu of a barrier curb, which is also adjacent to Brookstone Estates IV. A revised drainage plan was presented and discussion followed.

With no remonstrators present, Vice President Schroeder made a motion to close the public hearing. Secretary Berger seconded it. Motion carried 10-0.

Vice President Schroeder made a motion to grant secondary approval of Brookstone Estates V, with the amended verbiage in the covenants. City Engineer Hurm seconded it. Motion carried 10-0.

Petition of Kimball International, Inc., for primary approval of the proposed plat “A Replat of Lots 1A, 2B and 2C of a Replat of Lot Two of Kimball Industrial Park and A Replat of Lot 1A of the Second Replat of Lot One of Kimball Industrial Park”

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kimball International, Inc. to request primary approval of a proposed replat located east of Power Drive, north of HRJ Lane, west of U.S. Highway 231 and south of 12th Avenue. The replat consists of three lots in Kimball Industrial Park. Jasper Engine Exchange is purchasing the proposed property bordering Power Drive from Kimball International, with plans to move part of its production to the new location.

Some discussion followed. Hearing from no remonstrators, Randy Mehringer made a motion to grant primary approval of a Replat of Lots 1A, 2B and 2C of a Replat of Lot Two of Kimball Industrial Park and a Replat of Lot 1A of the Second Replat of Lot One of Kimball Industrial Park. Pat Lottes seconded it. Motion carried 10-0.

Zoning and Subdivision Control Ordinances Update

Community Development and Planning Director Darla Blazey asked for the board’s input on whether or not the new zoning and subdivision control ordinances should be separate or as one unified code. Ms. Blazey explained that a unified code would contain one definition section and be overall easy to use. Since both ordinances are being updated at the same time, Ms. Blazey

said it could also be a cost-saving method to have a unified code. There was some discussion. Following the board's consensus for a unified code, Ms. Blazey shared that the Steering Committee will meet again on May 15 and continue to meet on the third Thursday of the month for a total of four remaining meetings.

Change of July meeting date

By consensus of the board, it was decided to change the July 2, 2014 meeting to July 9. The change is due to several members' conflict in schedules.

ADJOURNMENT

With no further discussion, Secretary Berger made a motion to adjourn the meeting, seconded by Nick Brames. The motion carried 10-0, and the meeting was adjourned at 8:08 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary