

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
September 2, 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	-Present
Bob Cook	-Present		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the August 5, 2015 regular meeting were reviewed. Vice Chairman Josh Gunselman made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 5-0.

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."

OLD BUSINESS

Petition of Lance Woody for a special exception to allow a Home Occupation (car detailing service)

Withdrew Request

NEW BUSINESS

Petition of Joseph and Kristen Elhoujairy for a variance from Section 16.03.050(6) (off-street parking) to allow parking within the front yard setback in an R-3 (Residential) zone

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Joseph and Kristen Elhoujairy to request a variance to allow a parking lot within the front yard setback. The Elhoujairys purchased the property at 901 Dorbett Street and plan to operate a professional

office, which requires at least seven parking spaces according to the City's zoning ordinance. The existing driveway has room for two spaces. Most of the front yard would be paved in order to accommodate the required parking.

Discussion followed. Vice Chairman Gunselman said he would rather have seen a variance to request fewer parking spaces than the ordinance's requirement of seven instead of losing two curb spaces for the entrance of the proposed parking lot. Mr. Eckerle explained that there were several scenarios but the proposed one was the most acceptable plan in regards to Americans with Disabilities Act (ADA) requirements, the neighbor's concerns and city ordinance off-street parking requirements.

With no remonstrators present, Bob Cook made a motion to close the public hearing. Secretary Buck seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance from Section 16.03.050(6) (off-street parking) to allow parking within the front yard at 901 Dorbett Street. Randy Mehringer seconded it. Vice Chairman Gunselman voted nay. Motion carried 4-1.

Petition of Braun Family Properties, LLC for a variance from Section 16.03.050 (off-street parking) to allow eight (8) feet of a loading berth to be located within the front yard setback

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Braun Family Properties, LLC, to request a variance to allow eight (8) feet of a loading berth within the front yard setback. The site is located on Lot 1 of Forest Products Addition at the southwest corner of 30th and Mill Streets. Mr. Eckerle explained that the loading berth is located within the 45-foot building setback line along 30th Street. The company plans to construct a 200,000 square-foot facility on the property that will have four loading docks; two in each bay. The facility will be used for the company's third-party logistics business that warehouses space to companies.

There were no remonstrators present. Following some discussion, Vice Chairman Gunselman made a motion to close the public hearing. Secretary Buck seconded it. Motion carried 5-0.

Vice Chairman Gunselman made a motion to grant a variance from Section 16.03.050. (off-street parking) to allow eight (8) feet of a loading berth within the front yard setback. Bob Cook seconded it. Motion carried 5-0.

Update on Unified Development Ordinance

Community Development and Planning Director Darla Blazey shared with the board that she was notified by K.K. Gerhart-Fritz, of The Planning Workshop, that due to a serious illness, she is stepping down as lead consultant on the Unified Development Ordinance (UDO). Ms. Blazey said Ratio Architects of Indianapolis, which has been working from the start with The Planning Workshop, will become the lead company on the project. As of now, Ms. Blazey explained there are some remaining chapters that are being reviewed and a follow up report will be given at next month's meeting.

ADJOURNMENT

With no further discussion, Vice Chairman Gunselman made a motion to adjourn the meeting. It was seconded by Bob Cook. Motion carried 5-0, and the meeting was adjourned at 7:08 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Recording Secretary, Kathy Pfister