

Regular Meeting
Jasper Plan Commission
February 1, 2012

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

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Present	Martin Loya	-Present
Bob Wright	-Absent	Chad Hurm, Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Bldg. Comm.	-Present
Ben Krapf	-Present	Sharon Bohnenkemper, Atty.	-Present
Kevin Manley	-Absent		

PLEDGE OF ALLEGIANCE

President Schnarr led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the January 4, 2012, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Cindy Laake seconded it. Motion carried 9-0.

APPOINTMENT TO THE BOARD OF ZONING APPEALS

Attorney Sharon Bohnenkemper explained that the Plan Commission needs to make its official appointment to the Board of Zoning Appeals. Those eligible would be one of the two members who live in the extra jurisdictional area.

Cindy Laake nominated Randy Mehringer as the Plan Commission's representative to serve on the Board of Zoning Appeals. Martin Loya seconded it. City Engineer Chad Hurm made a motion to close the nominations, seconded by Bernita Berger. Motion carried 9-0. Bernita Berger made a motion to approve the nomination, seconded by Ben Krapf. Motion carried 9-0.

Clarification of the Board of Zoning Appeals regarding number of members

Attorney Sharon Bohnenkemper explained that after some thorough research, it was discovered that I.C. 36-7-4-903 may have been misinterpreted in the past when a sixth member was added, and that a proposed zoning ordinance text amendment could be considered at upcoming Plan Commission and Common Council meetings to correct the zoning ordinance.

Preparation and consideration of proposals

Attorney Bohnenkemper mentioned to the members that when there is a text amendment or a rezoning presented, she will read into the minutes the factors that the Plan Commission needs to consider when making a decision on its recommendation on those two types of issues.

STATEMENT

President Schnarr 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 City of Jasper to amend the Subdivision Control Ordinance that references bonds that secures performance of construction of infrastructure.

City Engineer Chad Hurm appeared before the Board to propose some changes to the subdivision control ordinance to establish a maintenance bond that would be held after a project is completed. The intent for the change is to get the bonds released and the subdivision infrastructure installed in a timely manner. The amendment would allow for a one to three-year performance bond and will also allow the Board of Public Works and Safety to waive the bond if necessary; in smaller developments such as two-lot subdivisions.

With no remonstrators present, Vice President Schroeder made a motion to close the public hearing. Pat Lottes seconded it. Motion carried 9-0.

Pat Lottes made a motion to favorably recommend that the Common Council approve the amendment to the Subdivision Control Ordinance that references bonds that secures performance of construction of infrastructure. Cindy Laake seconded it. Motion carried 9-0.

The Common Council will hold a public hearing at 6:40 p.m. on Wednesday, February 22, 2012 for final approval of the amendment.

NEW BUSINESS

Petition of Jasper Properties, LLC for a rezoning from B-1 (Business) and R-2 (Residential) to R-4 (Residential).

Surveyor Ken Brosmer was present on behalf of Bart Kerstiens to rezone four lots to R-4 and a 40-foot strip of land to R-4. The proposed property is the former Safari Apartments and the vacant land lying east of Taco Bell, north of the Donald Streicher residence at 3515 Villa Drive, west of Villa Drive and south of 36th Street.

It was explained that Mr. Kerstiens purchased and remodeled the Safari Apartments. During the purchase, it was discovered that the apartment complex was zoned B-1 and the adjacent land was zoned R-2. In order to move forward with future plans, Mr. Kerstiens is requesting a rezoning of the proposed property to R-4 (Residential).

Plans are to build an additional five units. It was discussed whether or not a second building could be built on the property. Attorney Bohnenkemper said if plans are to build a separate structure, Mr. Kerstiens would need to plat the property. Or, he could add-on to the existing apartment complex without needing to plat. Attorney Bohnenkemper also explained that

the R-4 setback requirements would need to be met whether adding on to the existing building or platting.

With no remonstrators present, Secretary Berger made a motion to close the public hearing. Pat Lottes seconded it. Motion carried 9-0.

Vice President Schroeder made a motion favorably recommending that the Common Council rezone the proposed property to R-4 (Residential). Pat Lottes seconded it. Motion carried 9-0.

The Common Council will hold a public hearing at 6:50 p.m. on Wednesday, February 22, 2012, for final approval of the rezoning.

Petition of Todd Kerstiens and Jerome Kerstiens of Kerstiens Development, Inc., as developers, and Robert A. and Mary Jane Durcholz as owners for primary approval of the proposed plat of Wind Song Estates II, an addition to the City of Jasper, Indiana, and for approval of all proposed necessary street profiles and utility improvements associated with said subdivision.

Surveyor Ken Brosmer was present on behalf of Kerstiens Development, Inc. to request primary approval of a plat, Wind Song Estates II, consisting of 22 lots. The proposed property is located north of Wind Song Estates I and east of Portersville Road.

Plans are to develop the proposed subdivision on the east side of Portersville Road. Mr. Brosmer displayed a site map explaining that nothing has changed from 2005 when Wind Song Estates I was developed. At that time, a drainage plan was designed for the entire property.

Mr. Brosmer discussed an issue regarding a homeowner's existing rock driveway that currently runs along the north property line of the proposed plat. After explaining to the homeowner that the driveway would interfere with the new development, it was agreed upon between the developer and the land owner that a new drive would connect to the north end of a proposed new street (Marywood Drive).

Discussion followed. With no remonstrators present, Randy Mehringer made a motion to grant primary approval of Wind Song Estates II. Vice President Schroeder seconded it. Motion carried 9-0.

With no further discussion, Vice President Schroeder made a motion to adjourn the meeting. Secretary Berger seconded it. Motion carried 9-0, and the meeting was adjourned at 8:25 p.m.

Brad Schnarr, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary