

Regular Meeting
Board of Zoning Appeals
August 1, 2012

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

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Brad Schnarr, Vice Chairman	-Present	Bob Cook	-Present
Josh Gunselman, Secretary	-Present	Darla Blazey, Bldg. Comm./Zoning Administrator	-Present
		Atty. Renee Kabrick	-Present

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the July 5, 2012, Regular Meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Josh Gunselman 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."

NEW BUSINESS

Petition of Jasper Salvage, Inc. for a variance to continue operation of a salvage yard in the Flood Way Fringe.

Shane Lindauer was present on behalf of Jasper Salvage, Inc. to request a variance to continue operation of a salvage yard in the Flood Way Fringe. Mr. Lindauer is in the process of applying for a motor vehicle salvage license from the State of Indiana. It was determined that the salvage yard was in operation at the 610 S. Clay Street property before zoning was in effect. According to the City of Jasper's Zoning Ordinance, a salvage yard can only operate as a special exception in an I-2 (Industrial) zone, therefore, a variance is needed for the property to be in compliance.

There were no remonstrators present. Following some discussion, Bob Cook made a motion to close the public hearing. Josh Gunselman seconded it. Motion carried 5-0.

Bob Cook made a motion to grant a variance to continue operation of a salvage yard in the Flood Way Fringe at 610 S. Clay Street. Vice Chairman Schnarr seconded it. Motion carried 5-0.

Petition of Brian and Deb Mehringer for a variance to allow a second accessory building and from Section 16.02.140 (Height Regulations) and a special exception to allow a Home Occupation (Nail Salon).

Brian and Deb Mehringer were present to request a variance and a special exception (Home Occupation) for their property located at 1677 W. 5th Avenue. Plans are to build a second accessory building measuring 40ft. x 36ft., with a 12 x 8 foot porch and a height of 18 feet. If granted, Ms. Mehringer intends to operate a nail salon in the building. There would only be one customer at a time, with ample parking on the property. The building would have metal siding and possibly brick on the front to match the house.

Bob Cook recused himself from the Board during the public hearing. He said he considers it a conflict that he used to live in the neighborhood.

Board members expressed concerns of allowing two accessory buildings on the property and the size of the proposed building. After some discussion, it was agreed upon to allow both buildings since the present one is a small yard barn. The Mehringers plan to move the yard barn to the garden area.

With no remonstrators present, Vice Chairman Schnarr made a motion to close the public hearing. Josh Gunselman seconded it. Motion carried 4-0.

Vice Chairman Schnarr made a motion to grant a variance to allow a second accessory building at 1677 W. 5th Avenue, with a height not to exceed 18 feet. Randy Mehringer seconded it. Motion carried 4-0.

Vice Chairman Schnarr made a motion to grant a special exception to allow a Home Occupation (Nail Salon) to be operated out of an accessory building located at 1677 W. 5th Avenue. Randy Mehringer seconded it. Motion carried 4-0.

Petition of the Estate of Kade Brescher, Mark Brescher as guardian (owner of property) and Brian and Terri Wilson (as petitioners) for a variance to allow a business in a Residential (R-R) zone.

Petitioner withdrew request.

With no further discussion, Bob Cook made a motion to adjourn the meeting, seconded by Josh Gunselman. Motion carried 5-0, and the meeting was adjourned at 7:10 p.m.

Jerry Uebelhor, Chairman

Josh Gunselman, Secretary

Kathy M. Pfister, Recording Secretary