

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
July 11, 2018**

Chairman Josh Gunselman called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Roll call was taken as follows:

Josh Gunselman, Chairman	-Present	Anthony Seng	-Present
Dan Buck, Vice Chairman	-Present	Darla Blazey, Director of C.D./Planning	-Absent
Matt Schaick, Secretary	-Absent	Renee Kabrick, City Attorney	-Present
Randy Mehringer	-Present		

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF THE MINUTES**

Minutes of the June 6, 2018 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Dan Buck seconded it. Motion carried 4-0.

**STATEMENT**

Chairman Josh Gunselman read the following statement. “We are now ready to begin the public hearing 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 2016-30, entitled “Unified Development Ordinance of the City of Jasper, Indiana and its jurisdictional area” and any and all amendments thereto, and the City of Jasper Comprehensive Plan.”

**NEW BUSINESS**

**Petition of Freedom Bank, as owner, and Husk Signs, as petitioner, for a variance from the City of Jasper’s Unified Development Ordinance 2017-25 Chapter 8 Section 9 8.7 Standards for Business (Except B2), Industrial, and Conservation Park Districts, Subsection D. 1. Free-Standing Signs (Poly/Pylon Sign), to allow a 32 square-foot electronic message center (reader board).**

Randy Klem was present on behalf of Freedom Bank, 75 S US Highway 231, to request a variance to replace an existing sign with a new electronic sign. Accompanying Mr. Klem was Michael Olinger, also of Freedom Bank, and Scott Strobel, of Husk Signs. The proposed sign is 32 square feet, 2 square feet larger than allowed by the City’s sign ordinance. The new sign would be used to replace the current seventeen-year-old sign. Mr. Klem displayed a picture of the current sign as well as the proposed sign, along with images of signs in the area of similar size and quality.

Chairman Josh Gunselman expressed his concern for the style of the message being displayed, such as moving images or videos which could distract a driver on the road. Vice Chairman Dan Buck said that despite the board's approval for many electronic signs recently, he finds them too distracting.

Vice Chairman Dan Buck made the comment that Freedom Bank can display anything they want on a sign that is 30 square feet or smaller, but not anything above 30 square feet. Scott Strobel, of Husk Signs, then came forward to speak on the matter. Mr. Strobel explained the reasoning behind the sign being 32 square feet, as signs are created in 12 inch increments they could either make the sign a lot smaller or slightly larger than 30 square feet. Vice Chairman Dan Buck then suggested they make the sign at four feet by seven feet to make a 28 square foot sign. Mr. Strobel remarked that the other reason for creating the sign to be that size was so that Freedom Bank would be able to use advertisements from other branches without having to edit it to fit their sign.

Chairman Josh Gunselman asked City Attorney Renee Kabrick of the ability of imposing a restriction on the refresh rate of the sign, which Freedom Bank voluntarily accepted.

With no remonstrators present, Randy Mehringer made a motion to close public hearing. Vice Chairman Dan Buck seconded it. Motion carried 4-0.

Randy Mehringer made a motion to grant a variance with the condition that the sign may not display video and must have an eight second refresh rate. Anthony Seng seconded it. Motion carried 4-0.

**Petition of Jasper Engines and Transmissions for a variance from the City of Jasper's Unified Development Ordinance 2017-25 Chapter 8 Section 8.7 Standards for Business (Except B2), Industrial, and Conservation Park Districts, Subsection D. 2. Free-Standing Signs, (Monument Sign) to allow a directional sign larger than four square feet.**

Jason Hulsman was present on behalf of Jasper Engines to request a variance for a directional sign larger than four square feet at the receiving building for Jasper Engines at 951 Wernsing Road. Due to a conflict of interest, board member Anthony Seng recused himself from the proceedings.

Mr. Hulsman explained that Jasper Engines is replacing the signage on the former Jasper Inn property the company recently purchased. Because Jasper Engines already has two other signs, the largest size allowed for a directional sign to their receiving center is a maximum of four square feet. Mr. Hulsman displayed an image of the signage from the hotel, and then he displayed an image of the allowed four square foot directional sign that replaced the hotel's sign. Lastly, he displayed an image of the proposed sign. The proposed sign is four feet by eight feet, dual lit from the inside by LED lights. The purpose of the proposed sign is to direct truck drivers to the receiving center. Mr. Hulsman stated that the four square foot directional sign is the largest sign allowed by the ordinance because Jasper Engines already has two other signs on their property, but they felt that it was necessary to have a larger sign including the Jasper Engines logo to direct truck drivers to their receiving center.

There were no remonstrators present. Following some discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 3-0.

Vice Chairman Dan Buck made a motion to approve the variance as presented. Randy Mehringer seconded it. Motion carried 3-0.

**Petition of Little Company of Mary Hospital of Indiana, Inc., a/k/a Memorial Hospital & Healthcare Center for a variance from the Unified Development Ordinance 2017-25 Chapter 8 Section 8.6 Standards for Agricultural and Residential Districts, Subsection D. Institutional Signs, to allow three signs and to exceed 24 square feet.**

Kelly Klaus and Jerry Miller were present on behalf of Little Company of Mary Hospital of Indiana, Inc. to request a variance for three signs on the property exceeding the 24 square feet maximum. Ms. Klaus explained the background of the practice in question and the reasoning for the variance request. Because the building will be primarily for training family practice residents, they want to make sure that the signage and presentation are attractive to possible future practitioners.

Mr. Miller then provided more details about the proposed signage and displayed images of the three proposed signs. The first sign, a logo for the Little Company of Mary, would be on the front of the building and backlit by LED lights. The second sign would also be on the building in aluminum lettering which will say "Little Company of Mary Complex". The third sign would be located near the intersection of West 13<sup>th</sup> and Bartley Streets. The proposed third sign is a 96 square foot brick monument sign which is larger than the 24 square feet allowed in the ordinance. In total, the three signs add up to roughly 111 square feet.

Chairman Josh Gunselman asked about the lighting on the signs. Mr. Miller responded that the Little Company of Mary logo would be backlit by LED lights throughout the night, with the brightness of the light going to 50% around 10 p.m. The monument sign would have floodlights on the ground to light the sign, but the lights would be on a timer and would not be on throughout the night. The lettering on the building will not be backlit.

Vice Chairman Dan Buck asked for reasoning as to why the proposed third sign is so large. Mr. Miller explained that after discussions with a manufacturer they concluded that a sign that large is necessary for proper visibility traveling along 13<sup>th</sup> Street and Bartley Streets. The large sign also helps to counteract the impact of the retaining wall along Bartley Street, which obstructs vision.

There were no remonstrators present. Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0.

Anthony Seng made a motion to approve the variance as presented. Randy Mehringer seconded it. Motion carried 4-0.

**Petition of Crystal Lily, LLC (Brenda Buehler) for a variance from the City of Jasper's Unified Development Ordinance 2017-25 Chapter 8 Section 8.7 Standards for Business (Except B2), Industrial, and Conservation Park Districts, Subsection D. 2. Free-Standing Signs, (Monument Sign) to allow a monument sign in a B-2 zone.**

Dave Buehler was present on behalf of his wife, Brenda, to request a variance for a monument sign in a B2 zone for her business, Crystal Lily, at 114 W Fourth Street. Mr. Buehler explained that a monument sign is necessary for the business, as the existing pole sign is not large enough to provide an adequate description of the business. The proposed monument sign measures 60 inches by 48 inches.

Mr. Buehler displayed a sketch of the building with the location of the proposed sign. Randy Mehringer asked what would be on the sign. Mr. Buehler said that the sign is not yet finalized but it would likely be similar to a sketch of the sign he displayed which stated on the sign "New You: Hair Replacement and Wigs."

City Attorney Renee Kabrick explained to the board why the B2 zone does not allow monument signs, as most buildings are located close to the road there typically is not enough room for a monument sign. She did remark that this building is an exception being located further from the road than others in the B2 zone.

There was some discussion about the location of the sign on the premises, specifically about the proposed location being within the site triangle. The board made Mr. Buehler aware that while they can grant the variance allowing the monument sign, he may have to change the location of the sign so that it does not fall within the site triangle.

With no remonstrators present, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0.

Vice Chairman Dan Buck made a motion to approve the variance as presented. Anthony Seng seconded it. Motion carried 4-0.

### **ADJOURNMENT**

With no further discussion, Vice Chairman Dan Buck made a motion to adjourn the meeting, seconded by Randy Mehringer. Motion carried 4-0, and the meeting was adjourned at 7:33 p.m.

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Josh Gunselman, Chairman

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Matt Schaick, Secretary

Recording Secretary, Kathy Pfister  
(and Nellie Mowat, Intern)