

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
April 3, 2019**

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	-Present
Matt Schaick, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Randy Mehringer	-Present		

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the March 6, 2019 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Anthony Seng seconded it. Motion carried 5-0.

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. Pursuant to Article V, Sections 2, 3 and 4 of the BZA rules of procedure, presentation by a Petitioner shall be limited to 15 minutes. The Call for remonstrators shall be limited to 20 minutes; with individuals limited to no more than 5 minutes at the Chairman's discretion. Such time limits may be increased by a majority vote of the board members present."

NEW BUSINESS

Petition of Cash Waggner LLC, as owners and JHK Holdings LLC, as petitioner for a special exception from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4 Section 4.14 Heavy Industrial (I2) Subsection B. I2 Special Exceptions (Entertainment Services) to allow a shooting/archery range (indoor)

Attorney Bill Kaiser, of Bingham Greenebaum Doll, was present on behalf of JHK Holdings LLC (Jason McCoy, President), to request a special exception to allow a shooting/archery range at 1335 Vine Street. Mr. McCoy was also present. The proposed property is located at the former JOFCO building and renovation has been ongoing to accommodate Mr. McCoy's business, HTK Airsoft. The building encompasses 30,000 square feet. A power point presentation explained the business, displayed the renovations inside and outside of the facility and the proposed parking plan. Attorney Kaiser shared with the board that parking has been accommodated. Mr. McCoy plans to utilize property he owns north of the building and has obtained consent from Jasper Lofts for parking

northwest of the property and Vine Street Lofts for parking on the north edge of the Vine Street Lofts facility.

Discussion followed. When asked the hours of operation, Mr. McCoy said the shooting range would operate on weekends only and requested Friday 6pm to 9pm, Saturday & Sunday 9am to 6pm. The sessions are 3 hours each, with no more than 50 participants per session.

There were no remonstrators present. Several citizens were present to support Mr. McCoy with his request. Several letters of approval were submitted; Miller Valentine Group, Todd Fromme, property owner south of Vine Street, Cash Waggner, Police Chief Nathan Schmitt, the Air Force/Evansville operation and Doug Mounts, firefighter, paramedic and a player of the indoor range.

With no more discussion, Anthony Seng made a motion to close the public hearing. Vice Chairman Dan Buck seconded it. Motion carried 5-0. Vice Chairman Dan Buck then made a motion to grant a special exception, contingent upon a maximum of 50 participants each session, with the last session ending no later than 9pm, hours of operation 7am-9pm daily, no firearms, and a formal parking agreement submitted to the City. Matt Schaick seconded it. Motion carried 5-0.

Petition of Gregory D. Highsmith for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 7 Section 7.10 Accessory Uses and Structures Subsection A (4) to allow an accessory structure that exceeds the 22-foot maximum height and is not subordinate in height to the principal structure

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Greg Highsmith, to request a variance to allow the average height of a proposed accessory building to exceed the ordinance's 22-foot maximum. Mr. Highsmith, also present, is requesting an average height of 27 feet to allow for storage of his motor home (RV). The property is located at 841 W. 19th Street.

Mr. Buehler presented a site plan displaying the proposed building. Buehler told the board that Mr. Highsmith plans to discuss any material compatibility issues with the planning department during the building permit process.

Some discussion followed. With no remonstrators present, Anthony Seng made a motion to close the public hearing. Vice Chairman Dan Buck seconded it. Motion carried 5-0. Anthony Seng then made a motion to grant a variance as presented, with an average height of 27 feet. Matt Schaick seconded it. Motion carried 5-0.

ADJOURNMENT

With no further discussion, Vice Chairman Dan Buck made a motion to adjourn the meeting, seconded by Anthony Seng. The motion passed 5-0, and the meeting was adjourned at 7:26 p.m.

Josh Gunselman, Chairman

Matt Schaick, Secretary

Recording Secretary, Kathy Pfister