

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

March 2, 2022

The Board of Zoning Appeals met on Wednesday, March 2, 2022. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

Vice Chairman Anthony Seng called the meeting to order at 6:30 p.m.

ROLL CALL

	In person	By Zoom	Absent
Chairman Josh Gunselman	✓	—	✓
Vice Chairman Anthony Seng	✓	—	—
Secretary Dan Buck	✓	—	—
Randy Mehringer	✓	—	—
Paul Lorey	✓	—	—
Director of C.D./Planning Darla Blazey	✓	—	—
City Attorney Renee Kabrick	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the February 2, 2022, regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Paul Lorey seconded it. Motion carried 4-0.

STATEMENT

Vice Chairman Anthony 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 David and Amanda Bell for a variance from 16.04.05 aka Chapter 4 Section 4.5 (Low Density Residential) C. R1 District Standards of the City's Unified Development Ordinance to build within 26.1 feet of the front yard setback line regarding a covered porch

David Bell was present to request a variance to build a covered porch addition within 26.1 feet of the front yard setback. The property is located at 1630 W. 1st Street. The proposed addition would be flush with the existing garage and would cross the 30-foot building setback line by approximately 3.9 feet.

Mr. Bell explained that the proposed addition would not create a change in function or use of the house. Mr. Bell also confirmed that the proposed addition would not involve accessing utilities and was designed to be compatible with the home's building materials.

There were no remonstrators present. After a brief discussion, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. Motion carried 4-0. Paul Lorey then made a motion to grant the variance as presented. Randy Mehringer seconded it. Motion carried 4-0.

Petition of Patrick Knies for a variance from 16.04.05 aka Chapter 4 Section 4.5 (Low Density Residential) C. R1 District Standards of the City's Unified Development Ordinance to build within 8 feet 6 inches of the side yard setback line and a variance from 16.07.10 aka Chapter 7 Section 7.10 (Accessory Uses and Structures) A.8 (Compatible in style and materials with the principal use or structure) of the City's Unified Development Ordinance regarding an accessory structure (detached garage).

Mr. Knies was present to request the Board's approval for two variances needed in order to build a two-car detached garage on his property located at 1940 W 5th Avenue. Mr. Knies explained that a setback line variance is required as the proposed structure will sit 8'6" from the east property line and will align with the current concrete driveway on the property. Also required is a materials and style compatibility variance as the home is brick, and the plans for the garage include using vinyl siding.

There were no remonstrators present. After a brief discussion, Paul Lorey made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0. Dan Buck then made a motion to grant a setback line variance provided the structure will be no closer than 7 feet from the property line. Paul Lorey seconded it. The motion carried 4-0. Dan Buck made a motion to grant the materials and style compatibility variance. Randy Mehringer seconded it. Motion carried 4-0.

Petition of German American Bank for a variance from 16.07.10 aka Chapter 7 Section 7.10 (Accessory Uses and Structures) A. (Allowance) of the City of Jasper's Unified Development Ordinance to construct an accessory structure on a vacant lot without a primary structure

Bethany Hopf, Universal Design, was present to request a variance to allow adding an accessory structure on a vacant lot without a primary structure. Scott Miller, Facilities Manager with German American Bank was also present. German American Bank plans to use the proposed building for storage. Ms. Hopf confirmed that the building will meet all setback requirements as well as meeting compatibility standards.

Secretary Dan Buck noted his main concern would be the possibility of the lot being sold in the future holding only the accessory structure. City Attorney Renee Kabrick noted that she would draft the Commitment concerning restrictions applicable to accessory structures if the Board grants the variance.

There were no remonstrators present. After a brief discussion, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. Motion carried 4-0. Paul Lorey then made a motion to grant a variance with the signed commitment acknowledging; the accessory structure must be incidental to the principal use or structure, and the accessory structure must be operated and maintained on the same lot as the principal use or structure. Dan Buck seconded it. Motion carried 4-0.

Kathy Pfister - Thank you for service

Darla Blazey reminded the Board that Kathy Pfister would be retiring on March 31st, 2022. Ms. Blazey also thanked Kathy for her loyalty, dedication, and 26 ½ years of service to the City of Jasper.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Randy Mehringer. Motion carried 4-0, and the meeting adjourned at 6:58 p.m.

Josh Gunselman, Chairman

Atley J. Say, Vice Chair

Attest:

Dan O Buck
Dan Buck, Secretary

Recording Secretary, Becki Moorman