

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
September 7, 2022**

The Jasper Plan Commission met on Wednesday, August 3, 2022. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:40 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Ryan Schuetter	—	—	✓
Secretary Lisa Schmidt	✓	—	—
Randy Mehringer	—	—	✓
Josh Premuda	—	—	✓
Blake Krueger	✓	—	—
Greg Schnarr	✓	—	—
Dana Schnarr	✓	—	—
Dan Buck	✓	—	—
City Engineer Chad Hurn	✓	—	—
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 August 3, 2022, regular meeting were reviewed. Greg Schnarr made a motion to approve the minutes as mailed. Blake Krueger seconded it. Motion carried 7-0.

STATEMENT

President Paul Lorey 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 VII, Sections 6 and 7 of the JPC 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 President's discretion. However, in any case involving the vacation of a plat or part thereof, every other owner of land in the plat shall be given an opportunity to comment on the petition. In such case, at the President's discretion, each property owner may be limited to 3 minutes. Such time limits may be increased by majority vote of the board members present."

NEW BUSINESS

City of Jasper, by and through the Jasper City Park and Recreation Board, as owner and petitioner, for a rezoning from R2 (Single-Family Residential) to CP (Conservation Park)

Tom Moorman, Park Director, City of Jasper Park and Rec Department, introduced himself and stated that the property at 2481 Mill Street is ideal for a driving range due to proximity to Buffalo Trace Golf Course. As the property is currently zoned R-2, the Jasper City Park and Recreation Board is requesting the property be rezoned to CP. Jeff Justice, President, Hafer Design, introduced himself and noted the property located on Mill Street is approximately 30 acres and north of Buffalo Trace Golf Course.

Mr. Justice presented a site plan of the proposed driving range and noted that the property is mostly uphill and is ample area to accept the proposed driving range. Mr. Justice stated plans include two covered hitting areas, a short game practice area, increased parking, and a support building to house equipment.

President Paul Lorey opened the hearing for public comment. Ron Rasche, 2555 Birk Drive, appeared before the Board to ask what direction the golf balls will be hit as balls from the golf course currently land in his yard, pool, and pool deck. Mr. Justice noted that the golf balls will be hit over 350 feet uphill at the driving range. Tom Moorman stated that plans include a green barrier at the back of the driving range.

After further discussion, Blake Krueger made a motion to close the public hearing, seconded by Chad Hurm. The motion carried 7-0. Dan Buck made a motion to make a favorable recommendation to City Council to rezone 2481 Mill Street from R2 to CP, seconded by Lisa Schmidt. The motion carried 7-0.

D&A Rentals, as owner and Steve Lukemeyer, petitioner, for a rezoning from R3 (Single-Family Residential) to B2 (Central Business)

Steve Lukemeyer, D & A Rentals, introduced himself and asked the Board for Rules Suspension as his re-zone application was submitted on August 15, 2022, and the deadline was August 12, 2022. Greg Schnarr made a motion to suspend the application deadline rules, seconded by Dan Buck. The motion carried 7-0.

Mr. Lukemeyer noted that the property located at 314 W 6th Street is currently zoned R3 (Medium Density Residential) and his petition to re-zone to B2 (Central Business District) is compliant with the comprehensive plan. Mr. Lukemeyer reported that the property has been renovated and the building is now an attractive office space which includes four large offices and a conference room. Mr. Lukemeyer stated that all surrounding properties to the south and east are zoned B-2 as well as all properties to the northeast. Mr. Lukemeyer noted that if the property is rezoned to B2, American Family Insurance is interested in renting this property. Darla Blazey noted that B2 zoning does not require off street parking.

President Paul Lorey opened the hearing for public comment. As there was no public comment, Dan Buck made a motion to close the public hearing, seconded by Blake Krueger. Motion carried 7-0. Greg Schnarr made a motion to make a favorable recommendation to City Council to rezone 314 W 6th Street to B2, seconded by Chad Hurm. The motion carried 7-0.

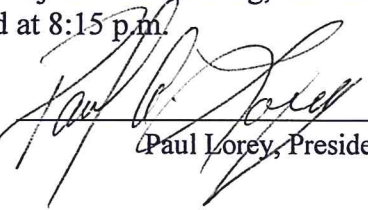
Unified Development Ordinance Updates

Darla Blazey, Director, Community Development and Planning, asked for a list of items to be considered for the annual review of the Unified Development Ordinance. The list to date includes orientation of residential structures to the front yard, lighting standards and footcandles for athletic facilities, defining rural and public, size of accessory dwellings, Tiny Homes, solar panels and arrays, and style and compatibility standards.


Steve Dills, Planning Tech, introduced himself and commented that further clarification on materials compatibility on accessory structures is needed as well.

ADJOURNMENT

With no further discussion, Greg Schnarr made a motion to adjourn the meeting, seconded by Chad Hurm. The motion carried 7-0, and the meeting adjourned at 8:15 p.m.


Paul Lorey, President

Attest:


Lisa Schmidt, Secretary

Recording Secretary, Becki Moorman