

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
November 7, 2022**

The Board of Zoning Appeals met on Wednesday, November 7, 2022. Notice was given in compliance with Indiana’s Open Meeting Law.

CALL TO ORDER

Chairman Josh Gunselman 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 October 5, 2022, regular meeting were reviewed. Chairman Gunselman noted one correction proposed in the second to last paragraph to read “digital reader board sign as it far exceeds the maximum of 32 square feet”. Paul Lorey made a motion to approve the minutes as corrected. Anthony Seng 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. 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 Robert Greene for a variance from 16.04.17.D aka Chapter 4 Districts, Single Family Residential (R2), Lot Standards & Matrix (minimum front setback) of the City’s Unified Development Ordinance to allow an accessory structure to be built within the required front setback 12 feet from the front yard property line

Justin Dwyer, 1344 Dorbett Street, introduced himself noting he was in attendance representing Robert Greene, as Mr. Greene could not attend. Mr. Dwyer stated that the property was considered a “through lot” and the Greene’s were not aware of this when they purchased the property in 2020.

Mr. Dwyer noted that there is an existing small basketball court on the property in the general area where the Greene’s would like to place a small storage barn. Mr. Dwyer shared photos of the proposed barn and reported that it would be aesthetically pleasing and would be painted to match the color scheme of the home. Dan Buck asked if the barn would be under 300 square feet. Mr. Dwyer noted that the proposed barn is 280 square feet in size.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. The motion carried 4-0. Dan Buck made a motion to approve the requested variance to allow the 280 square foot barn to be placed no closer than 12 feet from the property line. Paul Lorey seconded it. The motion carried 4-0.

Petition of Eugene Keusch, as owner, for a variance from 16.07.10.A.8 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper’s Unified Development Ordinance to allow an accessory structure not compatible in style and materials with the principal use or structure

Eugene Keusch, 1525 Andrew Lane, appeared before the board to request a variance to build an all metal shed on his property. Mr. Keusch noted that he currently has a 10 x 10 foot shed that he plans to remove and replace it with a 24 x 32-foot barn with vertical metal siding and a metal roof.

Mr. Keusch shared photos of surrounding properties that have all metal accessory structures. Dan Buck asked Mr. Keusch if he was aware of his property setbacks. Anthony Seng confirmed that side setbacks in an R-1 district are ten feet. Mr. Keusch noted that the barn will meet the ten-foot required set back as the barn will set 12 feet from his property line. Darla Blazey asked if the 30-foot utility easement had been vacated. Mr. Keusch stated that he believed it had and would confirm.

Chairman Gunselman asked if there were remonstrators present. As there were none, Paul Lorey made a motion to close the public hearing. Anthony Seng seconded it. The motion carried 4-0. Dan Buck made a motion to approve the variance as requested. Anthony Seng seconded it. The motion carried 4-0.

Petition of Terry & Patty Rottet, as petitioner, for a variance from 16.07.10.A.8 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper’s Unified Development Ordinance to allow an accessory structure not compatible in style and materials with the principal use or structure

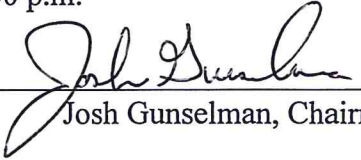
Terry and Patty Rottet, 1388 Thornhill Drive, appeared before the board to request a materials variance to build an all-metal storage shed on their property. Mr. Rottet noted that there is currently a 12 x 20-foot storage shed that they plan to remove and replace with a 24 x 24-foot building. Mr. Rottet stated that there are several surrounding neighbors with all metal barns.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Paul Lorey made a motion to close the public hearing. Anthony Seng

seconded it. The motion carried 4-0. Paul Lorey made a motion to approve the variance as requested. Dan Buck seconded it. The motion carried 4-0.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Paul Lorey. Motion carried 4-0, and the meeting adjourned at 7:00 p.m.



Josh Gunselman, Chairman

Attest:

Dan Buck, Secretary

Recording Secretary, Becki Moorman