

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
June 7, 2023**

The Board of Zoning Appeals met on Wednesday, June 7, 2023. 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	—	—	✓
Julie Dutchess	✓	—	—
Blake Krueger	✓	—	—
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 May 3, 2023, regular meeting were reviewed. Anthony Seng made a motion to approve the minutes. Julie Dutchess 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

Christina Pierini, as owner and petitioner, for a variance from 16.04.02.C aka Chapter 4 Districts, Agricultural General, (A1) District Standards, of the City of Jasper's Unified Development Ordinance for a variance to allow a principal structure to be built on a lot with less than the required Minimum of 66,000 square feet of lot area, and a variance from the required Minimum of 180 feet of lot frontage, and a variance from the required Minimum required front yard setback of 40 feet, and a variance from the required Minimum required side yard setback of 50 feet, and a variance from the required Minimum of 1,000 feet of total living area.

Christina Pierini was present on behalf of her petitions to request variances to allow a home to be re-constructed at her property at 5726 Portersville Road which is zoned A1. Shawn Werner was also in attendance to assist Ms. Pierini if needed. Mr. Werner noted that due to the location of the property, three surrounding property owners were provided the Notice of Public Hearing. Mr. Werner reported that pending the Board's decision, Graber Post will be contracted to renovate the home as well as add a 16 foot by 26 foot garage and an 8 foot by 8 foot front porch. Steve Dills, Planning Tech, noted that he visited the property, and the plan for the front setback aligns with the nearest neighbor.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Anthony Seng made a motion to close the public hearing. Blake Krueger seconded it. The motion carried 4-0. Anthony Seng then made a motion to approve all variances as requested. Julie Dutchess seconded it. The motion carried 4-0.

John Sedam, as owner and 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 structure.

John Sedam, 3508 Villa Drive, was in attendance requesting a variance to allow an accessory structure not compatible with the primary structure in style and materials. Mr. Sedam reported that he had a barn that had to be taken down due to rotting materials and would like to replace it with a 30 foot by 50 foot metal pole barn with a wrap-around porch. Mr. Sedam shared photos of surrounding property owners that have metal pole barn accessory structures.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Anthony Seng made a motion to close the public hearing. Julie Dutchess seconded it. The motion carried 4-0. Anthony Seng then made a motion to approve the variance as requested. Blake Krueger seconded it. The motion carried 4-0.

Gilma Martinez, as owner, and Alex Ladino, as petitioner for a variance from 16.04.07.A aka Chapter 4 Districts, Medium Density Residential (R3), (Permitted Uses), of the City of Jasper's Unified Development Ordinance to allow a food stand/catering business in an R3 zone.

Alex Ladino was present on behalf of his request for a variance to allow he and his wife to operate a food stand/catering business out of their home located at 1005 Main Street. Mr. Ladino noted that they purchased their home in December and are optimistic and grateful to be a part of Jasper as it is a thriving and growing community. Mr. Ladino reported that the Health Department made a visit to his property and provided him with a list of tasks to be completed before opening a food service at his home.

Chairman Gunselman asked if there were remonstrators present. Beth Seidl, 911 Main Street, introduced herself as a neighbor to the petitioner. Ms. Seidl noted her concern about limited parking availability. She reported being in support of a catering business but had concerns about opening a food stand with the current parking limitations. Ms. Seidl explained that cars are often parked on the street blocking the allies and driveways to residents' homes. City Attorney Renee Kabrick noted that she would contact the Street Department to request yellow "no parking" be painted to remedy blocking the entrances to alleys and driveways.

As there were no other remonstrators present, Anthony Seng made a motion to close the public hearing. Blake Krueger seconded it. The motion carried 4-0. After further discussion, Anthony Seng made a motion to approve the variance requested. Blake Krueger seconded it. The motion carried 4-0

DARLA BLAZEY RESIGNATION

Darla Blazey, Director of Community Development and Planning, announced that she submitted her resignation after 11 and a half years leading the Planning Department. Ms. Blazey accepted a position that will allow her to utilize her skills in economic development and planning with a company that will allow her to work remotely. Chairman Gunselman thanked Ms. Blazey for her support of the Board and empowering them to serve the community.

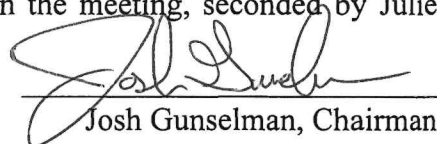
INTERN INTRODUCTIONS

Drew O'Neil introduced himself as the summer intern for the City of Jasper's Legal Department. Drew is an incoming senior at Indiana University majoring in Accounting and Pre-Law.

Cameron Weisheit introduced himself as the summer intern for Community Development and Planning. Cameron is an incoming junior at Purdue University majoring in Political Science and Economics.

ADJOURNMENT

With no further discussion, Anthony Seng made a motion to adjourn the meeting, seconded by Julie Dutchess. Motion carried 4-0, and the meeting adjourned at 7:35 p.m.


Josh Gunselman, Chairman

Attest:


Dan Buck, Secretary

Recording Secretary, Becki Moorman