

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
May 1, 2024**

The Board of Zoning Appeals met on Wednesday, April 3, 2024. Notice was given in compliance with Indiana’s Open Meeting Law.

**CALL TO ORDER**

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

**ROLL CALL**

|  | In person | By Zoom | Absent |
|--|-----------|---------|--------|
| Chairman Anthony Seng                    | ✓         | —       | —      |
| Secretary Dan Buck                       | ✓         | —       | —      |
| Julie Dutchess                           | ✓         | —       | —      |
| Blake Krueger                            | ✓         | —       | —      |
| Dennis Tedrow                            | ✓         | —       | —      |
| City Attorney Renee Kabrick              | ✓         | —       | —      |
| Director of C.D./Planning Josh Gunselman | ✓         | —       | —      |

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF THE MINUTES**

Minutes of the April 3, 2024, regular meeting were reviewed. Blake Krueger made a motion to approve the minutes. Dan Buck seconded it. Motion carried 5-0.

**STATEMENT**

Chairman Anthony Seng 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**

**Nick & Luke Properties LLC, as owner and petitioner, for a variance from 16.04.2.C aka Chapter 4 Districts, Agricultural General (A1), District Standards, to allow an accessory structure in the front setback, and a variance from 16.07.10.B aka Chapter 7 Development Standards, Accessory Uses and Structures, Location, to allow an accessory structure to be forward of the front building line of the principal building**

Brad Eckerle, Brosmer Land Surveying and Engineering was present on behalf of Nick & Luke Properties LLC. Nick Wehr was also present. Mr. Eckerle reported that the property, zoned A1, is located at 1527 W 100 S. His request for two variances includes allowing an accessory structure in the front setback as well as a variance to allow an accessory structure to be forward of the front building line of the principal structure.

Mr. Eckerle explained that as the location of the property has a double fronted lot. The existing primary structure on the lot is used as a repair shop. There is a 20-foot private ingress/egress easement that would be modified. The proposed structure plans include 4 doors and would be constructed of compatible style and materials.

Chairman Seng asked if there were remonstrators present. As there were none, Blake Krueger made a motion to close the public hearing. Julie Dutchess seconded it. Motion carried 5-0. Dan Buck made a motion allowing an accessory structure in the front setback. Dennis Tedrow seconded it. Motion carried 5-0. Dan Buck then made a motion to allow an accessory structure to be forward of the front of the existing building, providing the easement is modified. Blake Krueger seconded it. Motion carried 5-0.

**Robert Moynahan, as owner and petitioner, for a variance from 16.07.10.A.7 aka Chapter 7 Development Standards, Accessory Uses and Structures, Location, to allow an accessory structure to be forward located in the required front yard**

Carla Moynahan was present on behalf of a petition filed to allow an accessory structure to be located in the required front yard. Ms. Moynahan explained that she and her husband planned to remove an old shed on their property and replace it with a new one. As the home is located on the corner of Shiloh Lane and Skyview Drive, they are considered to have two front yards.

Ms. Moynahan noted that the rear of the lot is surrounded by trees which would provide screening of the proposed accessory structure. Ms. Moynanhan shared images of structure that confirmed it would be compatible in style and materials to the primary structure.

Chairman Seng asked if there were remonstrators present. As there were none, Dan Buck made a motion to close the public hearing. Julie Dutchess seconded it. Motion carried 5-0. Dennis Tedrow then made a motion to approve the variance allowing an accessory structure in the required front yard. Julie Dutchess seconded it. Motion carried 5-0.

### Dan Buck Resignation


Josh Gunselman thanked Dan Buck for 10 years of service as a member of the Board of Zoning Appeals. Dan Buck's retirement is effective June 1, 2024. Mayor Vonderheide presented Mr. Buck with a certificate and again thanked him for his years of service to the City of Jasper.

### ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Blake Krueger. Motion carried 5-0, and the meeting adjourned at 6:50 p.m.

Attest:

  
\_\_\_\_\_  
Blake Krueger, Secretary

  
\_\_\_\_\_  
Anthony Seng, Chairman

Recording Secretary, Becki Moorman