

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
July 3, 2024**

The Board of Zoning Appeals met on Wednesday, July 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	✓	—	—
Gerry Miller	✓	—	—
Julie Dutchess	—	—	✓
Secretary 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 June 5, 2024, regular meeting were reviewed. Gerry Miller made a motion to approve the minutes. Dennis Tedrow seconded it. Motion carried 3-0.

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 there to, 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."

enough to support another building. Mr. Seng noted that the original approval was granted, contingent on the structure not exceeding the primary structure in height, and also a survey being completed and on record to identify property lines.

Chairman Seng asked if there were remonstrators present. As there were none, Dennis Tedrow made a motion to close the public hearing. Gerry Miller seconded it. Motion carried 3-0. After further discussion, Dennis Tedrow made a motion to allow an accessory structure within 0 feet of all setback lines and variance to allow an accessory structure to not be subordinate in height to the primary structure and to exceed the 22 feet maximum height requirement, all contingent upon a survey being completed. Gerry Miller seconded the motion. Motion carried 3-0.

Jarod & Theresa Wolf, as owner and petitioner, for a variance from 16.07.10.A.7 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow an accessory structure in the required front yard, and a variance from 16.07.10.B aka Chapter 7 Development Standards, Accessory Uses and Structures, (Location), of the City of Jasper's Unified Development Ordinance to allow an accessory structure to be forward of the front building line of the principal building, and a variance from 16.04.05.C. aka Chapter 4 Districts, Low Density Residential (R1), District Standards, of the City of Jasper's Unified Development Ordinance to allow an accessory structure to not meet R1 setback requirement of 30 feet, and a variance 7.10.A.8.a.1. Chapter 7 Development Standards, Accessory Uses and Structures, of the City of Jasper's Unified Development Ordinance to allow an accessory structure not compatible in style and materials

Theresa Wolf introduced herself and presented plans to build a two-car garage on their property which is located at the corner of Kluemper Road and 1st Street. The garage would be located 22 feet from the road and would be built with composite wood for the top and stone for the bottom which is compatible with the primary structure.

Ms. Wolf confirmed that the original application included plans to use metal and has now changed to use composite wood. The board noted that given this new information, the variance to allow an accessory structure not compatible with style and materials is no longer applicable.

Chairman Seng asked if there were remonstrators present. As there were none, Gerry Miller made a motion to close the public hearing. Dennis Tedrow seconded it. Motion carried 3-0. After further discussion, Dennis Tedrow made a motion to allow an accessory structure in the required front yard and to allow an accessory structure to be forward of the front building line of the principal building, and to allow an accessory structure to not meet R1 setback requirements of 30 feet at 406 N Kluemper Rd. Gerry Miller seconded the motion. Motion carried 3-0.

Jasper Engine Exchange Inc., as owner and petitioner, for a variance from 16.8.7.C.1.b. aka Chapter 8 Signage, Section 7 Standards for Business (Except B2), Building Signs, Wall Signs, of the City of Jasper's Unified Development Ordinance to allow two (2) building signs greater than 200 square feet

Chairman Seng noted that he must recuse himself from a vote on this petition. As there would not be a quorum, Chairman Seng then made a motion to move the Jasper Engine Exchange Inc. petition to the August 7, 2024, Board of Zoning Appeals meeting. Dennis Tedrow seconded the motion. Motion carried 3-0.

City of Jasper, as owner and Heart of Jasper as petitioner, for a Special Exception from 16.04.11.B. aka Chapter 4 Districts, Central Business (B2), Special Exception Uses, to allow a Park or Recreational Facility in a B2 District

Kate Schwenk, Heart of Jasper Director, introduced herself and shared conceptual designs of a proposed courtyard park at the parking lot at the corner of 4th Street and Main Street. She explained that the project would help connect the cultural center to the rest of downtown Jasper. Plans for the project include public restrooms. Ms. Schwenk noted that the project would be funded by private fundraising efforts and grant writing. She also acknowledged concerns regarding eliminating downtown parking as well as maintenance and upkeep. Ms. Schwenk reported that plans for fundraising include funds to cover Jasper Park and Recreation Department maintaining the park.

Andy Smith, Heart of Jasper, introduced himself and shared details of the project including the layout and conceptual design. Mr. Smith noted that the park will include public restrooms, various seating options, and an LED TV. Construction of the project would begin after the south Main Street development is complete.

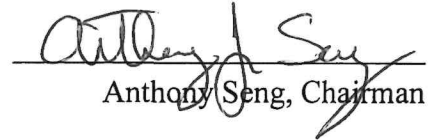
Chairman Seng asked if there were remonstrators present. Josh Gunselman, Director of Community Development and Planning, read a letter from Joseph Helming. Mr. Helming owns the property where the restaurant Oink is located at 408 Main Street. The letter expressed Mr. Helming's concern regarding the proposed park eliminating needed parking. As there were no other remonstrators present, Gerry Miller made a motion to close the public hearing. Dennis Tedrow seconded it. Motion carried 3-0. After further discussion Dennis Tedrow made a motion to allow a park or recreational facility in a B2 district. Gerry Miller seconded the motion. The motion carried 3-0.

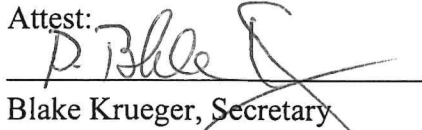
Election of Vice President

Chairman Seng made a motion to table the election of vice president to August so there are sufficient members to hold a quorum. Dennis Tedrow seconded it. Motion carried 3-0.

ADJOURNMENT

With no further discussion, Gerry Miller made a motion to adjourn the meeting, seconded by Dennis Tedrow. Motion carried 3-0, and the meeting adjourned at 7:14 p.m.


Anthony Seng, Chairman

Attest:

Blake Krueger, Secretary

Recording Secretary, ~~Becki Moorman~~