

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
December 4, 2024**

The Board of Zoning Appeals met on Wednesday, November 6, 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 November 6, 2024, regular meeting were reviewed. Julie Dutchess made a motion to approve the minutes. Blake Krueger seconded it. Motion carried 4-0.

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

Chairman Seng opened the public hearing and asked if there were remonstrators present. Joe Rohleder, 1437 E St. James Avenue introduced himself and thanked to Board for allowing him to speak. Mr. Rohleder stated that the Developers needed a better plan before asking the Board to approve the requested variances. He also reported that all the neighbor's agree that something should be done with the vacant lots, and he is not against development, and understands the need for housing. He also noted that he contacted a real estate Attorney and was advised that if a Developer requests five to six variances to develop an area for multi-family housing, it should be considered that this is not the appropriate location. He also expressed concerns of potential drainage issues.

Jason Staam, 1428 Third Avenue introduced himself and distributed a report from Cash Wagner & Associates. Mr. Staam noted that is 36 driveways are being added to St. James Avenue, a traffic study should be conducted. He also reported that the proposed plans appeared to be nice looking units, but this location is not appropriate. He expressed concerns regarding traffic and storm water management.

Thad Leinenbach, 1413 S Meridian Road introduced himself and noted that he echoes comments made by Mr. Rohleder and Mr. Staam. He also noted his concern of drainage issues. Judy Rohleder, 1437 E St. James Avenue introduced herself and reported that she owns rental properties above commercial properties and two-story apartments are not desired. She also reported that she is in favor of adding additional housing but recommends single story units. Mike Schmitt, Michael J Schmitt Enterprises LLC introduced himself and noted that if the ditch is kept clean, it should be able to handle additional water and stormwater drainage should not be an issue.

Mr. Adams and Mr. Deweese reported that original plans were all two-story units and have revised the plans to include half of the development as single-story units. Chairman Seng asked if there were other remonstrators present. As there were none, Julie Dutchess made a motion to close the public hearing, seconded by Blake Krueger. Motion carried 4-0. Chairman Seng stated that he understood concerns that were addressed and noted that other City of Jasper Departments would be responsible for studies and assessments.

After further discussion, Julie Dutchess made a motion to allow multi-family dwellings in an R2 zone. Blake Kruger seconded the motion. Motion carried 4-0. Julie Dutchess then made a motion to allow lots to not meet the required 10,000 square feet of area. Blake Krueger seconded the motion. Motion carried 4-0. Julie Dutchess made a motion to allow the petitioner to not meet the required minimum of 80 feet in lot width, seconded by Blake Krueger. Motion carried 3-1 with Dennis Tedrow voting against. Julie Dutchess then made a motion to not meet the minimum side setback of 7.5 feet, seconded by Dennis Tedrow. Motion carried 4-0.

Kent Wendholt, as owner and petitioner, for a variance from 16.04.05.C. aka Chapter 4 Districts, Low Density Residential (R-1), District Standards, of the City of Jasper's Unified Development Ordinance to allow an accessory structure to not meet the required minimum side setback of 10 feet, and a variance from 16.07.10.A.8.a.1 aka Chapter 7 Development Standards, Accessory Uses and Structures, Allowance, to allow an accessory structure to not be compatible in style and materials to the primary structure, and a variance from 16.07.10.A.5 aka Chapter 7 Development Standards, Accessory Uses and Structures, Allowance, to allow an accessory structure to not be subordinate in area to the primary structure

Kent Wendholt, 1873 W Fifth Avenue introduced himself and reported that he would like to build a detached garage that would be 32 feet by 40 feet in size. He reported that the side setback, with the edge of the gutter, would be 5 feet. Mr. Wendholt noted that he planned to use the garage to store a camper.

Mr. Wendholt noted that he was also requesting a variance for style and materials as he planned use all white metal siding with wainscoting and black trim. After further discussion Chairman Seng asked if there were remonstrators present. As there were none, Blake Krueger made a motion to close the public hearing. Dennis Tedrow seconded the motion. Motion carried 4-0. Dennis Tedrow then made a motion to allow an accessory structure to not meet the required ten feet setback, a variance to allow an accessory structure to not be compatible in style and materials, and a variance to allow the accessory structure to not be subordinate in area to the primary structure. The motion was seconded by Blake Krueger. Motion carried 4-0.

City of Jasper Redevelopment Authority by and through its Jasper City Park and Recreation Department, as owner and petitioner, for a variance from 16.08.06.D. aka Chapter 8 Signage, Standards for Agricultural and Residential Districts, Institutional Signs, of the City of Jasper's Unified Development Ordinance to allow multiple signs per lot frontage, and a variance from 16.08.06.D. aka Chapter 8 Signage, Standards for Agricultural and Residential Districts, Institutional Signs, of the City of Jasper's Unified Development Ordinance to allow the aggregate size of all signs located on the premises to exceed 24 square feet in area, and a variance from 16.08.06.D. aka Chapter 8 Signage, Standards for Agricultural and Residential Districts, Institutional Signs, of the City of Jasper's Unified Development Ordinance to allow the height of a freestanding sign to exceed 5 feet

Tom Moorman, Director of the City of Jasper's Park and Recreation Department, was present on behalf of petitions filed to allow proposed signage at the new outdoor pool at 1405 Bartley Street. Mr. Moorman explained that the project had previously been granted a variance for the size of the sign but as the project progressed, it was discovered that base of the sign would

increase the overall square footage. This made the overall square footage greater than what was previously granted, and another variance was required.

Chairman Seng asked if there were remonstrators present. As there were none, Dennis Tedrow made a motion to close the public hearing, seconded by Julie Dutchess. Motion carried 4-0. Blake Krueger then made a motion to allow a variance to allow multiple signs per lot frontage, a variance to allow the aggregate size of all signs to exceed 24 square feet in area, and a variance to allow the height of a sign to exceed 5 feet. The motion was seconded by Julie Dutchess. Motion carried 4-0.

ANTHONY SENG RESIGNATION

Josh Gunselman thanked Anthony Seng for his dedication and years of service as a member of the Board of Zoning Appeals.

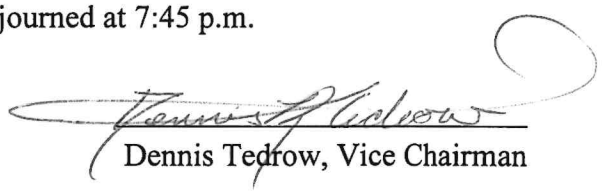
ADJOURNMENT

With no further discussion, Anthony Seng made a motion to adjourn the meeting, seconded by Blake Krueger. Motion carried 4-0, and the meeting adjourned at 7:45 p.m.

Attest:


Blake Krueger, Secretary

Recording Secretary, Becki Moorman


Dennis Tedrow, Vice Chairman