

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
January 4, 2023**

The Jasper Plan Commission met on Wednesday, January 4, 2023. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:25 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	✓	—	—
Randy Mehringer	—	—	✓
Josh Premuda	✓	—	—
Ann Shappard	✓	—	—
Greg Schnarr	✓	—	—
Lisa Schmidt	—	✓	—
Dan Buck	✓	—	—
Glen Pierce	✓	—	—
City Engineer Chad Hurm	✓	—	—
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 December 7, 2022, regular meeting were reviewed. Greg Schnarr made a motion to approve the minutes. Josh Premuda seconded it. Motion carried 10 -0.

ELECTION OF OFFICERS FOR 2023

Greg Schnarr made a motion to nominate Paul Lorey, as President, Blake Krueger, as Vice President, and Dana Schnarr, as Secretary for 2023. Chad Hurm seconded it, and the motion carried 10-0.

STATEMENT

President Paul Lorey 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 VII, Sections 6 and 7 of the JPC 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 President’s discretion. However, in any case involving the vacation of a plat or part thereof, every other owner of land in the plat shall be given an opportunity to comment on the petition. In such case, at the President’s discretion, each property owner may be limited to 3 minutes. Such time limits may be increased by majority vote of the board members present.”

NEW BUSINESS

Minor Plat Application - TRS Land Development, Inc. - Timber Ridge Estates

Brad Eckerle, Brosmer Land Surveying & Engineering, was present on behalf of TRS Land Development, Inc., which is located at the end of Grandview Drive, north of Timber Ridge Estates. Mr. Eckerle explained he was seeking approval of a minor plat which is comprised of two lots, as well as three waivers.

Mr. Eckerle explained the waivers requested include a private sanitary water easement on Lot 2 to the benefit of Lot 1, waiver for a cul-de-sac exceeding 600 square feet in length from Grandview Drive, and a waiver to allow a “T” shaped turn-around on the existing cul-de-sac with an outside radius less than 50 feet.

Jeff Theising, Jasper Street Commissioner, introduced himself and noted several concerns. Mr. Theising reported that Tract A would be land-locked and shared concerns regarding the proposed cul-de-sac being outside of city limits and not appropriate in size for street and emergency vehicles.

After further discussion, Dan Buck made a motion to table the Minor Plat Application. Greg Schnarr seconded it. Motion carried 10 -0. Greg Schnarr then made a motion to approve the sanitary sewer waiver. Blake Krueger seconded it. Motion carried 10 -0. Dan Buck made a motion to approve the second waiver requested to allow a cul-de-sac to exceed 600 square feet. Dana Schnarr seconded it. Motion carried 10-0. Dan Buck made a motion to table the waiver to approve the “T” shaped turn-around. Blake Krueger seconded it. Motion carried 10-0.

Renee Nord

Renee Nord, 1434 Park Street, appeared before the Board to express her concern regarding the appearance of the potential rental property that is planned to be built on the lot at the corner of Beckman and Kundeck Streets by Henke Properties LLC/MWM Design. Ms. Nord presented printed copies of photos of current neighborhood homes as well as properties recently built by the builder. President Lorey noted that he and the Board acknowledge Ms. Nord’s concerns.

ADJOURNMENT

With no further discussion, Ann Shappard made a motion to adjourn the meeting, seconded by Glen Pierce. The motion carried 10-0, and the meeting adjourned at 8:25 p.m.

Paul Lorey, President

Attest:

Lisa Schmidt, Secretary

Recording Secretary, Becki Moorman