

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
May 7, 2025**

The Board of Zoning Appeals met on Wednesday, May 7, 2025. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

Chairman Blake Krueger called the meeting to order at 6:30 p.m.

ROLL CALL

	In person	By Zoom	Absent
Blake Krueger, Chairman	✓	—	—
Dennis Tedrow, Vice Chairman	✓	—	—
Julie Dutchess, Secretary	✓	—	—
Gerry Miller	✓	—	—
Andy Smith	✓	—	—
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 March 5, 2025, regular meeting were reviewed. Dennis Tedrow made a motion to approve the minutes. Gerry Miller seconded it. Motion carried 5-0.

STATEMENT

Chairman Blake Krueger 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."

NEW BUSINESS

Nathan Seng, as owner and petitioner, for a variance from 16.07.10.A.3 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow more than two accessory structures, and a variance from 16.07.10.A.4 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow an accessory structure to exceed the maximum of 22 feet in height, and a variance from 16.07.10.A.7 aka Chapter 7 Development Standards, Accessory Uses and Structure, (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.A.8 aka Chapter 7 Development Standards, Accessory Uses and Structure, (Allowance), of the City of Jasper's Unified Development Ordinance, to allow an accessory structure to not be compatible in style and materials to the primary structure

Nathan Seng was present on behalf of a petition filed requesting four variances to build an accessory structure on his property located at 3293 Lakeside Drive. Mr. Seng explained his plans include building a functional outbuilding to replace a barn that was recently taken down on his property. Mr. Seng noted that the plans include a metal building that exceeds the allowable 22-foot height restriction but would still be subordinate in height to his primary residence.

Chairman Krueger opened the public hearing. Jennifer Hayes, 3253 Lakeside Drive introduced herself and shared concerns regarding the volume of noise during construction. As there were no other remonstrators present, Andy Smith made a motion to close the public hearing, seconded by Gerry Miller. Motion carried 5-0.

After further discussion, Dennis Tedrow made a motion to approve the variance to allow one additional accessory structure as presented. The motion was seconded by Andy Smith. Motion carried 5-0. Dennis Tedrow then made a motion to allow the accessory structure to not exceed 24 feet in height. Julie Dutchess seconded it. Motion carried 5-0. Dennis Tedrow also made a motion to allow the accessory structure to be located in the required front yard. Andy Smith seconded it. Motion carried 5-0. Dennis Tedrow made a motion allowing an accessory structure to not be compatible in style and materials to the primary structure. Andy Smith seconded it. Motion carried 5-0.

BNJ Properties and Realty LLC, as owner and petitioner, for a variance pursuant to 16.04.06 aka Chapter 4 Districts, Single Family Residential (R2), Permitted Uses, of the City's Unified Development Ordinance to allow an Administrative/Professional Office in an R2 Zone, and a variance from 16.07.05 aka Chapter 7 Development Standards, Parking Standards, of the City's Unified Development Ordinance to allow less parking space than required, and a variance from 16.08.06.C aka Chapter 8 Signage, Standards for Agricultural and Residential, of the City's Unified Development Ordinance to allow a sign greater than the allowed 4 square feet

Chris Taylor was present on behalf of a petition filed to allow an administrative office in an R2 zone at 1503 Newton Street, to allow a reduction in the number of required parking spaces, and a variance permitting a sign to be larger in size than four square feet. Mr. Taylor noted that he is the founder and President of Mind, Body, and Soul which offers support services to Veterans. He stated that he plans to use this location as office space for grant writing etc. as the organization needs additional space outside of the River Centre gymnasium and his other business at Electric Graffiti.

Mr. Taylor reported that he has created five to six parking spaces at the proposed location. He explained that regular business hours would be Monday through Friday 8 AM to 5 PM and stated that the proposed sign would be attached to the roof of the house but would not be illuminated. Josh Gunselman, Director of Community Development and Planning, noted that the parking spaces would need to be a dustless surface within one year.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Julie Dutchess made a motion to close the public hearing, seconded by Dennis Tedrow. Motion carried 5-0. After further discussion, Gerry Miller made a motion to allow an administrative office in an R2 Zone. Julie Dutchess seconded the motion. Motion carried 5-0. Gerry Miller then made a motion to allow a minimum of five parking spaces as presented. Andy Smith seconded the motion. Motion carried 5-0. Dennis Tedrow also made a motion to allow a non-illuminated sign as presented. Andy Smith seconded the motion. Motion carried 5-0.

Christopher & Katelyn (Altmann) Schwenk, as owner and petitioner, for a variance from Chapter 4 Section 4.C (RR District Standards) to allow an accessory structure with a height greater than 22 feet; Chapter 7 Section 7.10 (Accessory Uses and Structures) Subsection A to allow an accessory structure not subordinate in area to the primary structure, and a variance from Chapter 7 Section 7.10 (Accessory Uses and Structures) A (Compatible in style and materials with the principal use or structure) of the City's Unified Development Ordinance regarding an accessory structure


Brad Eckerle, Brosmer Land Surveying and Engineering, was present on behalf of Christopher and Katelyn Schwenk, requesting three Variances required to allow an accessory structure at their property located at 5888 W Sycamore Lane. Mr. Eckerle noted that the 3.3-acre property is zoned Rural Residential in a platted subdivision.

Chairman Krueger opened the public hearing. Kenny Kern, 5535 W Stewart Road, introduced himself. Mr. Kern noted concerns that the proposed building would be used for business purposes and create an increase in traffic in the area. He also asked that the structure be at least 20 feet from property lines. Martin Steltenpohl, 5505 W Stewart Road, introduced himself and stated that he had no problem with the building as long as there wasn't an increase in traffic. As there were no other remonstrators present, Dennis Tedrow made a motion to close the public hearing. Gerry Miller seconded the motion. Motion carried 5-0.

After further discussion, Dennis Tedrow made a motion to approve the requested variance to allow the accessory structure to be a maximum of 23 feet in height. Julie Dutchess seconded the motion. Motion carried 5-0. Andy Smith made a motion to allow the proposed accessory structure to not exceed 6,385 square feet in area. Dennis Tedrow seconded the motion. Motion carried 5-0. Andy Smith then made a motion to allow an accessory structure to not be compatible in style and materials to the primary structure. Julie Dutchess seconded the motion. Motion carried 5-0.

ADJOURNMENT

With no further discussion, Dennis Tedrow made a motion to adjourn the meeting, seconded by Julie Dutchess. Motion carried 5-0, and the meeting adjourned at 7:20 p.m.



Blake Krueger, Chairman

Attest:



Julie Dutchess, Secretary

Recording Secretary, Becki Moorman