

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
June 4, 2025**

The Board of Zoning Appeals met on Wednesday, June 4, 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 May 7, 2025, regular meeting were reviewed. Andy Smith made a motion to approve the minutes. Gerry Miller seconded it. Motion carried 4-0.

**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**

**Shawn Ingle, as owner and View Point Construction, LLC, as petitioner, for a variance from 16.7.10.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 located forward of the front line of the principal building, and a variance from 16.4.5.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 the required minimum front setback on a local road**

Jill Workman, View Point Construction, and Shawn Ingle, owner at 4260 N Beth Lane were present on behalf of petitions filed to allow an accessory structure to be forward of the primary and permission to not meet the required minimum front setback. Ms. Workman explained that allowing the proposed 25-foot setback would eliminate the need to re-route the electrical line and also block the homeowners view from the back windows of their home.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Gerry Miller made a motion to close the public hearing, seconded by Andy Smith. Motion carried 4-0. After further discussion, Gerry Miller

After further discussion, Gerry Miller made a motion to approve the variance to allow an accessory structure to be located forward of the front line of the principal building as presented. The motion was seconded by Julie Dutchess. Motion carried 4-0. Gerry Miller then made a motion to allow the accessory structure to not meet the required minimum front setback but must be a minimum of 35 feet from the edge of pavement. Julie Dutchess seconded it. Motion carried 4-0.

**Canterbury IV, LLC, as owner and petitioner, for a variance from Chapter 4 Section 7.C (R3 District Standards) related to side yard setback and a variance from Chapter 7 Section 18.A (Design Standards) related to anti-monotony**

Brad Eckerle, Brosmer Land Surveying and Engineering was present on behalf of Canterbury IV, LLC. Mr. Eckerle noted that setback variances were obtained in June of 2018. However, those variances were nullified as construction did not begin within three years of them being granted. Mr. Eckerle explained that the three foot variance is required due to a public utility and drainage easement.


Chairman Krueger opened the public hearing. As there were no remonstrators present, Gerry Miller made a motion to close the public hearing, seconded by Andy Smith. Motion carried 4-0. After further discussion, Gerry Miller made a motion to allow approve the side yard setback variance as presented. Andy Smith seconded the motion. Motion carried 4-0. Gerry Miller then made a motion to approve the anti-monotony variance as presented. Andy Smith seconded the motion. Motion carried 4-0.


## LEGAL INTERN

City Attorney Renee Kabrick introduced Lauren Verkamp as the City of Jasper's Legal Department Summer Intern.

## ADJOURNMENT

With no further discussion, Julie Dutchess made a motion to adjourn the meeting, seconded by Andy Smith. Motion carried 4-0, and the meeting adjourned at 7:15 p.m.

  
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Blake Krueger, Chairman

Attest:   
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Julie Dutchess, Secretary

Recording Secretary, Becki Moorman