

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
March 5, 2025**

The Jasper Plan Commission met on Wednesday, March 5, 2025. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:00 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	✓	—	—
Josh Premuda	—	—	✓
Ann Shappard	✓	—	—
Ben Nowotarski	✓	—	—
Lisa Schmidt	—	—	✓
Gerry Miller	✓	—	—
Glen Pierce	✓	—	—
Kim Hagan	✓	—	—
City Engineer Chad Hurm	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—
City Attorney Renee Kabrick	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of February 5, 2025 regular meeting were reviewed. Gerry Miller made a motion to approve the minutes. Kim Hagan seconded it. Motion carried 9-0.

NEW BUSINESS

David A. & Lisa J. Seng, as petitioner and owner, for approval of the proposed plat of Alder Acres, a subdivision to the Madison Civil Township, Dubois County, Indiana. David A. & Lisa J. Seng, as petitioner and owner, for a rezoning from A1 (Agriculture General) to RR (Rural Residential)

Mike Rendel introduced himself and noted that he was representing David and Lisa Seng and their request to plat Alder Acres. Mr. Rendel explained that the proposed plat is located on 300 North and that the Seng's purchased the property for their family residence in 1996 and would like to now create a plat that includes six lots. Mr. Rendel stated that he is working with Brosmer's

Land Surveying and Engineering and confirms the proposed six lot plat conforms to Unified Development standards. Each lot will have an individual septic system and Dubois County Health Department issued approval of these systems.

Mr. Rendel explained that a rezone of the property from A1 (Agriculture General) to RR (Rural Residential) was requested. All surrounding properties are zoned RR as this will allow a private driveway into the proposed platted lots that will not be a public street.

Phil Buehler, Brosmer Land Surveying and Engineering was present and reported that the request is to rezone the entire 35-acre property, and the reason is the proposed platted lots do not have public road frontage as required from the Unified Development Ordinance, Chapter 4, Lot Standards. An easement is included in the proposed plat.

After further discussion, President Lorey opened the public hearing. As there were no remonstrators present, Glen Pierce made a motion to close the public hearing, seconded by Ann Shappard. Motion carried 9-0.

Chad Hurm made a motion to grant primary approval of Alder Acres as presented. Blake Krueger seconded the motion. Motion carried 9-0. Dana Schnarr then made a motion to make a favorable recommendation to Common Council to rezone the property from A1 to RR as requested, seconded by Kim Hagan. Motion carried 9-0.

Rockport and Roll LLC as owner and petitioner, for approval of the proposed plat of Z Place Square a subdivision to the Bainbridge Civil Township, Dubois County, Indiana (Archangel Addition Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 James F Hochgesang Addition Lots 4, 5, 6, 7, 8)

Rob Schulte introduced himself as one of the owners of Rockport and Roll LLC and then noted that Ethan Hopf with Trimark Surveying had been contracted to address intangibles that needed to be completed for the plat of Z Place Square. Ethan Hopf was present and noted that approval of a major subdivision plat was requested, Archangel is a ten-lot residential subdivision located on the southeast side of Jasper. Mr. Hopf noted that the proposal is to vacate the current Archangel Addition plat and re-plat into a 16-lot residential subdivision for multi-family use. December 4, 2024 they were granted a series of variance from the Board of Zoning Appeals to allow multi family housing in an R-2 zone; to allow the lots to not meet the required 10,000 square foot area minimum, to allow the lots to not meet the required minimum width of 80 feet, and to allow the lots to not meet the required minimum of 7.5 feet for side setbacks.

Mr. Hopf reported that public utilities are already in place. He also noted that storm sewers and detention basins will be added at the northwest and southwest corners. All drainage calculations were submitted to Chad Hurm, City Engineer. Mr. Hurm has reviewed and approved the calculations. Mr. Hopf stated that Rockport & Roll LLC is in the process of acquiring the lot on the west side of Archangel Addition with the drainage ditch, and upon approval of the plat, they will be able to get all easements in place and noted on the plat. Gerry Miller noted that stormwater was a concern after his review of the proposed plat, and thanked Mr. Hopf for the thorough report.

President Lorey opened the public hearing. Jason Staam, 1428 Third Avenue, introduced himself and stated that he purchased his home 28 years ago in a single-family residential area. Mr. Staam acknowledged a need for additional housing in Jasper but does not agree that the proposed

area is the right location as it has been platted as a single-family neighborhood since 2004. He noted that he spoke to the Board of Zoning Appeals in December of 2024 about traffic and drainage concerns. Mr. Staam stated that he asked an engineer run calculations on the impact of additional traffic on Liberty Street and Third Avenue. The calculations estimate 350 cars per day traveling in and out of Liberty Street. Mr. Staam acknowledged the developers plans reduced the number of driveways from 36 driveways to 16 but will still produce the same amount of traffic. Mr. Staam also noted parking concerns. The setbacks being reduced are a concern as well. He also reported that his research showed that Chapter 7.2.B.1 states that multi-family buildings, tri-plex's, are required to be spaced 25 feet apart. Mr. Staam also noted that Chapter 7.4.B.3 states that any development having three or more commercial multi-family structures must have a minimum of two means of access. He asked the Plan Commission members consider modifying the plat to accommodate the concerns he presented. City Attorney Renee Kabrick and Community Development and Planning Director Josh Gunselman both agreed to research Mr. Staam's concerns presented and report back to the Plan Commission next month.

Joe Rohleder, 1437 E St. James Avenue, introduced himself and reported that he was representing his neighbor's as well as himself. He thanked the Plan Commission for their time. He stated that he and his wife, Judy, bought their property in 1976 in a historic site which represents his concern of appearance of what is to be added to the neighborhood. Mr. Rohleder noted that he is very community minded and has made efforts to enhance the City of Jasper and Dubois County. He noted his understanding that the property has been for sale for many years and needs to be developed but plans need to be tasteful and pleasing. Mr. Rohleder reported that the current neighborhood is set up for ten single family residences and plans include converting this to 36 multi-family units. Mr. Rohleder shared images of Rockport and Roll LLC's recent development in Rockport, Indiana and asked the Plan Commission to delay a decision until final renderings are made available. He also asked Rob Schulte if he would agree to meet with the current neighborhood, and design firm Indiana Landmarks, to discuss possible design changes. Rob Schulte agreed to the proposed meeting.

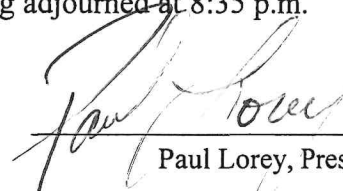
Rob Schulte reported that plans include everything to the south of St. James Street will be two-story, and Third Avenue will be one-story tri-plex's, and a mix along north side of St. James. Gerry Miller noted his concerns with drainage and proposed traffic issues. Dana Schnarr suggested Rockport & Roll return next month with finalized plans for review.

Brad Hochgesang, 1390 E Third Avenue, introduced himself and noted that he owns two platted lots and asked the plat be revised to lessen the density. He also asked if a land-scaping buffer could be required.

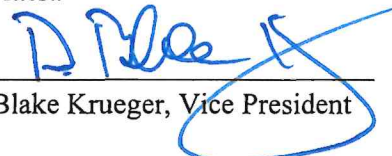
After further discussion, Ann Shappard made a motion to close the public hearing, seconded by Kim Hagan. Motion carried 9-0. Glen Pierce made a motion to grant primary approval of Z Place Square with Jasper Plan Commission being responsible for secondary approval. The motion was seconded by Ben Nowotarski and carried unanimously 9-0.

ADJOURNMENT

With no further business at hand, Blake Krueger made a motion to adjourn the meeting, seconded by Glen Pierce. The motion carried 9-0, and the meeting adjourned at 8:35 p.m.


Paul Lorey, President

Attest:


Blake Krueger, Vice President

Recording Secretary, Becki Moorman