

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
August 6, 2025**

The Board of Zoning Appeals met on Wednesday, August 6, 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 July 2, 2025, regular meeting were reviewed. Julie Dutchess made a motion to approve the minutes. Andy Smith 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

**Vine Street Lofts, LLC, as owner, and Pfaff Properties, LLC, as petitioner, for a variance from 16.04.08.C aka Chapter 4 Districts, R4 (Higher Density Residential), District Standards, (Allowance), of the City of Jasper's Unified Development Ordinance to allow a reduction of the front yard setback, and a variance to allow a reduction of the side yard setback, and a variance to allow a reduction of the rear yard setback, and a variance to allow a reduction of building separation, and a variance from 16.04.17.D.15, aka Chapter 4 Districts, Lot Standards, to allow more than one primary structure on a lot**

Ethan Hopf, Trimark Surveying, LLC was present on behalf of Vine Street Lofts, LLC and Pfaff Properties, LLC. Mr. Hopf stated that Pfaff Properties would like to develop lot #2 of Vine Street Lofts which is currently zoned I-2. He noted he has filed a petition to rezone the property from I-2 to R-4 and will appear at the Jasper Plan Commission meeting this evening to present this request. He noted plans to subdivide the tract into three lots and construct 10 buildings. A request of reduction of front yard setbacks to 10 feet, side yard setbacks to 10 feet, rear yard setbacks to 10 feet, and a reduction of building separation to 12 feet will allow a buildable area. Mr. Hopf also noted the request to allow multiple primary structures per lot.

Chairman Krueger opened the public hearing. Daniel Opel, 1309 Greene Street, introduced himself and noted concerns with a lack of green space in the proposed plans as well as increased traffic. Mr. Opel suggested a stop sign be added to minimize risk. City Attorney Renee Kabrick noted that a TAC Review will be held and traffic safety concerns will be analyzed. As there were no other remonstrators present, Dennis Tedrow motioned to close the public hearing, seconded by Gerry Miller. Motion carried 5-0.

After further discussion, Gerry Miller made a motion to allow a reduction of front yard setbacks to 10 feet as presented. Dennis Tedrow seconded the motion. Motion Carried 5-0. Gerry Miller then made a motion approve a reduction of side yard setbacks to 10 feet, seconded by Andy Smith. Motion carried 5-0. Gerry Miller also made a motion to approve a reduction in rear yard setbacks to 10 feet, seconded by Andy Smith. Motion carried 5-0. Gerry Miller made a motion to allow a reduction in building separation to 12 feet, seconded by Andy Smith. Motion carried 5-0. Lastly, Gerry Miller made a motion to allow multiple primary structures per lot as requested. Seconded by Andy Smith. Motion carried 5-0. All motions are dependent on the property being rezoned to R-4.

**Andy & Megan Lechner, as owner and petitioner, for a variance from Chapter 7 Section 7.10 (Accessory Uses and Structures) Subsection A to allow an accessory structure not subordinate in area and height 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)**

Brad Eckerle, Brosmer Land Surveying and Engineering was present on behalf of Andy and Megan Lechner. Mr. Eckerle noted Mr. and Mrs. Lechner were also present. Mr. Eckerle explained that the Lechner's own property located at southwest of Precious Blood Church on Kluemper Road. Their request is based on plans to modify an existing accessory structure. The primary structure is 1,840 square feet and the accessory structure plans include additions and modifications that would make it approximately 2,500 square feet in area. Mr. Eckerle noted that the proposed materials would not match those of the primary structure but would compliment it and other structures in the area.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Dennis Tedrow motioned to close the public hearing, seconded by Andy Smith. Motion carried 5-0. After further discussion, Dennis Tedrow made a motion to approve the variances as presented regarding area and height. Julie Dutchess seconded the motion. Motion carried 5-0. Dennis Tedrow then made a motion to approve the variance as presented regarding materials compatibility. Julie Dutchess seconded the motion. Motion carried 5-0.

**Carr & Sons Construction, as owner and petitioner, for a variance from 16.04.05.A aka Chapter 4 Districts, R1 (Low Density Residential), Permitted Uses, of the City of Jasper's Unified Development Ordinance to allow a two-family dwelling (duplex) in an R1 zone**

Josseline Carr, Carr & Sons Construction was present to request a variance to allow a duplex to be built on a parcel located at the southeast corner of State Road 164 and Meridian Road, which is zoned R-1. Ms. Carr confirmed all setback requirements could be met. She noted that each unit has a garage and parking requirements would be met. Josh Gunselman, Director of Community Development and Planning reported that curb cuts are not permitted within 150 feet of a collector street and the driveway would need to be moved as far south as possible from the intersection to meet the 150 feet requirement.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Andy Smith motioned to close the public hearing, seconded by Gerry Miller. Motion carried 5-0. After further discussion, Dennis Tedrow made a motion to approve the variances as presented to allow a duplex in an R-1 zone. Andy Smith seconded the motion. Motion carried 5-0.

**Mehring LLC, as owner and Nadine Durr, as petitioner, for a variance from 16.04.14.A aka Chapter 4 Districts, I2 Heavy Industrial), Permitted Uses, of the City of Jasper's Unified Development Ordinance to allow a bakery/restaurant in an I2 zone**

Nadine Durr was present on behalf of a petition to allow her to open a bakery at 402 McCrillus Street which is Zoned I-2. She explained the business would be a carry-out bakery and her plans are to be open 7 AM to 5 PM, four days a week and can increase days open as needed. Ms. Durr confirmed that she has been in contact with the Dubois County Health Department and will continue to work with them to meet requirements. She plans to open the bakery near the end of 2025.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Andy Smith motioned to close the public hearing, seconded by Julie Dutchess. Motion carried 5-0. After further discussion, Gerry Miller made a motion to approve the variances as presented, allowing a bakery in an I-2 zone. Dennis Tedrow seconded the motion. Motion carried 5-0.

**Stephanie Wagner, as owner and petitioner, for a special exception pursuant to 16.04.07.B aka Chapter 4 Districts, Medium Density Residential (R3), Special Exception Uses, of the City's Unified Development Ordinance to allow a home occupation in an R3 Zone**

Stephanie Wagner was present on behalf of her petition, requesting a special exception allowing her to operate an in-home photography studio at her residence located at 1402 Greene Street. Ms. Wagner reported that the business creates no foot traffic, does not require signage, and her lot provides ample parking.