

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
September 3, 2025**

The Board of Zoning Appeals met on Wednesday, September 3, 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 August 6, 2025, regular meeting were reviewed. Dennis Tedrow 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."

OLD BUSINESS

Carpenter Rentals, LLC, as owner and petitioner, for a variance from 16.07.05.A.1 aka Chapter 7 Development Standards, Parking Standards, General Parking Standards, Minimum Required Parking, of the City of Jasper's Unified Development Ordinance to allow less than the minimum number of required parking spaces and special exception pursuant to 16.04.10.B.1 aka Chapter 4 Districts, Neighborhood Business (B1), Special Exception Uses, of the City's Unified Development Ordinance to allow multi-family housing in a B1 zone

Larry Carpenter was present on behalf of petitions that were filed and heard at the August 6, 2025 Board of Zoning Appeals meeting and tabled to the September 3, 2025 meeting. Mr. Carpenter shared a number of photos to demonstrate an ample amount of parking was available to the proposed two additional apartments he proposed.

Chairman Kruger opened the public hearing. Community Development and Planning Director, Josh Gunselman read five remonstrations that expressed concerns of current parking issues, excessive traffic, and accidents on Fourteenth Street. The letters were submitted by; Jim Dalton at 1402 Main Street, Jane Mosby at 1340 Main Street, Brandy Lynn Miller at 1339 Jackson Street Apartment B, Rachel Seifrig, and Ann Dalton at 1402 Main Street. Dave Jerger, property owner of 1404 Main Street reported that adding the extra apartments was too much for the neighborhood with no off-street parking. Tom Bennett, 1414 Main Street, noted that the additional apartments would add to an already congested area and create more accidents. Phil Kegley, 1337 Jackson Street, asked the Board to take current traffic issues into consideration and shared concerns of the impact public safety vehicles would encounter due to additional congestion in the area.

As there were no other remonstrators present, Dennis Tedrow made a motion to close the public hearing, seconded by Julie Dutchess. Motion carried 5-0. After further discussion, Dennis Tedrow made a motion to deny the Variance to allow less than the minimum number of parking spaces. Andy Smith seconded the motion. Motion carried 4-1 with Blake Krueger voting against the motion. Dennis Tedrow then made a motion to deny the Special Exception to allow multi-family housing in a B-1 Zone, seconded by Julie Dutchess. Motion carried 3-2 with Blake Krueger and Andy Smith voting against the motion.

NEW BUSINESS

KFAM Partners LLC, as owner and petitioner, for a variance from 16.07.14.E.2 aka Chapter 7 Development Standards, Fence and Wall Standards, of the City of Jasper's Unified Development Ordinance to allow a fence or wall to exceed six (6) feet in height

Brad Eckerle, Brosmer Land Surveying and Engineering, and Al Mehringer, Kerstiens Homes, were present on behalf of the petition filed for KFAM Partners LLC. Mr. Eckerle reported that

the variance was requested related to the height of an already constructed retaining wall at the future Ziggy's Coffee located at 1311 3rd Avenue. Mr. Eckerle explained that KFAM Partners LLC proposed a four-foot-tall fence be installed between the residential lots and the retaining wall. He noted the space between the fence and wall would be filled with gravel for easy maintenance.

Chairman Krueger opened the public hearing. Josh Gunselman read a phone call message submitted by Cindy Franklin at 1111 S Meridian Road noting concerns of someone falling off the wall if some sort of fencing or guard rail were not added to the wall. As there were no other remonstrators present, Dennis Tedrow motioned to close the public hearing, seconded by Andy Smith. Motion carried 5-0.

Chairman Krueger suggested consideration of requiring vertical fencing used for pool safety be added to the top of the retaining wall. After further discussion, Dennis Tedrow made a motion to allow the requested variance permitting the wall to exceed six feet with a commitment of the petitioner working with the Planning Department and adding vertical fencing on top of the wall to promote safety. Andy Smith seconded the motion. Motion carried 5-0.

April Blessinger, as owner and petitioner, for a variance from 16.07.14.D.2 aka Chapter 7 Development Standards, Fence and Wall Standards, of the City of Jasper's Unified Development Ordinance to allow a privacy fence to exceed the maximum height of 4 feet in the front yard

April Blessinger, 283 Ridgewood Lane was present on behalf of a petition she filed to allow a privacy fence at her home which is located on a corner lot. Ms. Blessinger reported that the fence would not pose sight visibility issues and several of her surrounding neighbors with corner lots have privacy fences.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Julie Dutchess 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 variance as presented. Andy Smith seconded the motion. Motion carried 5-0.

Dubois County Museum Inc., as owner and petitioner, for a variance from Chapter 8, Signage, Section 7.D.2, Standards for Business (Except B2), Industrial and Conservation Districts, Free Standing Signs, Monument Signs, of the City's Unified Development Ordinance 2016-30, to allow the maximum surface area of a monument sign to exceed 50 square feet

Rebekah Luff, Dubois County Museum, was present on behalf of a petition filed to permit modifications to the existing sign at the Museum located at 2704 Newton Street. Ms. Luff noted that the proposed changes would slightly modify the size of the sign as well as add an LED electronic section. She also reported understating the Unified Development Ordinance standards regarding electronic signs.

Chairman Krueger opened the public hearing. Dr. Toby Harmon introduced himself and noted he owns the building adjacent to the Museum. He noted concerns of sight visibility issues with the current sign as well as vehicles exiting onto Highway 231 from the entrance section of parking lots. After further discussion, Andy Smith motioned to close the public hearing, seconded by Dennis Tedrow. Motion carried 5-0. Gerry Miller made a motion to approve the variances as presented. Andy Smith seconded the motion. Motion carried 5-0.

Deaconess Memorial Medical Center, as owner and petitioner, for a variance from Chapter 8, Signage, Section 6.D.1, Standards for Agricultural and Residential Districts, Institutional Signs, of the City's Unified Development Ordinance 2016-30, to allow multiple signs to be displayed per lot frontage, and a variance from Chapter 8, Signage, Section 6.D.2, Standards for Agricultural and Residential Districts, Institutional Signs, of the City's Unified Development Ordinance 2016-30, to allow the aggregate size of all signs located on the premises of the institutional or public use to exceed 24 square feet in area

Meredith Voegerl, Deaconess Hospital, was present on behalf of petitions filed to allow 24 light pole signs at Deaconess Memorial Hospital's main campus. Ms. Voegerl reported that 21 signs are currently installed, and they are 54 inches by 60 inches in size and are mounted 14 feet from the ground.

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, Blake Krueger made a motion to approve the variances allowing multiple signs to be displayed per lot frontage, but not to exceed eight in number in the Visitor lot only. Dennis Tedrow seconded the motion. Motion carried 5-0. Blake Krueger then made a motion to grant the variance allowing the signs to exceed the allowable 24 square feet in size but not to exceed eight signs in total. Julie Dutchess seconded the motion. Motion carried 5-0. City Attorney Renee Kabrick noted that the current installed signs must be taken down and not exceed eight in number within 30 days of the meeting.

Valley Apartments One LLC, as owner and petitioner, for a variance from Chapter 8, Signage, Section 8.B.1, Standards for the Central Business District, of the City's Unified Development Ordinance 2016-30, to allow the signage area to exceed 1 square foot for every linear foot on the façade of the ground floor of the structure, and a variance from Chapter 8, Signage, Section 8.B.2, Standards for the Central Business District, of the City's Unified Development Ordinance 2016-30, to allow a monument sign in a B-2 Zone

David Uebelhor was present on behalf of Valley One LLC's petitions to allowing signage changes to the existing signs located at One DCB Plaza. Josh Gunselman noted that their plans include 221 square feet of signage, and 200 square feet is allowable. He also reported that the existing monument sign is not permitted in a B-2 Zone.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Dennis Tedrow motioned to close the public hearing, seconded by Gerry Miller. Motion carried 5-0. After

further discussion, Andy Smith made a motion to approve the variance regarding exceeding 1 square foot for every linear foot as presented. Gerry Miller seconded the motion. Motion carried 5-0. Andy Smith then made a motion to allow a monument sign in a B-2 Zone as presented. Dennis Tedrow seconded the motion. Motion carried 5-0.

ADJOURNMENT

Dennis Tedrow made a motion to adjourn, and Andy Smith seconded. The motion carried, 5-0. The meeting was adjourned at 8:17 pm.



Blake Krueger, Chairman

Attest:



Julie Dutchess, Secretary

Recording Secretary, Becki Moorman