

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
October 1, 2025**

The Board of Zoning Appeals met on Wednesday, October 1, 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 September 3, 2025, regular meeting were reviewed. Gerry Miller made a motion to approve the minutes. Julie Dutchess 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

Michael Stone, as owner and petitioner, for a variance from 16.4.7.C. aka Chapter 4 Districts, Medium Density Residential (R3), 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, and a variance to allow an accessory structure to not meet the minimum required front and side setbacks, and a variance to allow an accessory structure to exceed the maximum allowable lot coverage

Michael Stone, owner of 1327 Kundeck Street was present on behalf of three variances required to allow him to repair his current accessory structure's roof, gain loft space, and extend a slight overhang into the backyard. Mr. Stone noted the accessory structure's roof would not exceed the height of the primary structure.

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, Julie Dutchess made a motion to approve the variance to allow the accessory structure to not meet the required minimum front setback on a local road. Gerry Miller seconded the motion. Motion carried 5-0. Julie Dutchess then made a motion to approve the variance allowing the accessory structure to not meet the minimum required front and side setbacks. Dennis Tedrow seconded the motion. Motion carried 5-0. Julie Dutchess also made a motion to approve the variance to allow the accessory structure to exceed the maximum allowable lot coverage. Andy Smith seconded the motion. Motion carried 5-0.

Jason Martin, as owner and petitioner, for a variance from 16.4.4.C. aka Chapter 4 Districts, Rural Residential (RR), 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, and a variance to allow an accessory structure to not meet the minimum required side setback, and 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 building line of the principal building

Jason Martin, owner of 1696 E Gun Club Road was present on behalf of petitions filed to allow an accessory structure on his property. Mr. Martin explained that the variances are required as the structure must be built forward of his primary structure due to the trapezoid shape of his lot. Mr. Martin reported that he received an approved Improvement Location Permit for the project and when construction began, a complaint was filed by a neighbor and the project was stopped.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Dennis Tedrow motioned to close the public hearing, seconded by Julie Dutchess. Motion carried 5-0. After further discussion, Dennis Tedrow made a motion to approve the variance allowing the

accessory structure to no meet the required minimum front setback on a local road. Andy Smith seconded the motion. Motion carried 5-0. Dennis Tedrow then made a motion to approve the variance allowing the accessory structure to not meet the minimum required side setback. Andy Smith seconded the motion. Motion carried 5-0. Dennis Tedrow then made a motion to approve the variance allowing the accessory structure to be located forward of the front building line of the primary structure. Andy Smith seconded the motion. Motion carried 5-0.

City of Jasper Comprehensive Plan

Josh Gunselman, Director of Community Development and Planning reported that City of Jasper Comprehensive Plan surveys are available, and he encouraged the Board members and all City of Jasper residents to participate in the survey process. Survey's are available until October 31, 2025.

ADJOURNMENT

Andy Smith made a motion to adjourn, and Julie Dutchess seconded. The motion carried, 5-0. The meeting was adjourned at 6:52 pm.



Blake Krueger, Chairman

Attest:



Julie Dutchess, Secretary

Recording Secretary, Becki Moorman