

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
December 3, 2025**

The Jasper Plan Commission met on Wednesday, December 3, 2025. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:15 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 November 17, 2025 special meeting were reviewed. Gerry Miller made a motion to approve the minutes. Josh Premuda seconded it. Motion carried 11-0.

NEW BUSINESS

2026 Unified Development Ordinance Revisions and Updates

Josh Gunselman, Director of Community Development and Planning reported that this item has been tabled until the January 7, 2026 meeting.

Presentation of Community Vision - City of Jasper Comprehensive Plan

Josh Gunselman, Director of Community Development and Planning thanked everyone in attendance and explained that the City of Jasper has contracted with WGI, Inc. and Future iQ to develop the city's new Comprehensive Plan. Mr. Gunselman introduced David Beurle, Chief Executive Officer, Future iQ.

Mr. Beurle shared results from the Thank Tank sessions held on October 31st, and November 1st. He explained the current process as a work in progress, which includes setting Jasper's plan for the next 10 years. Close to 1,300 surveys were returned to help develop a community profile and target areas for growth.

President Lorey thanked Mr. Beurle for his presentation and reminded those in attendance of the next planning session; the Future Summit scheduled for 9 AM – 12 PM at Jasper Parklands.

One Fish LLC, as owner, and petitioner, for a rezoning from R2 (Medium Density Residential) to B3 (General Business)

Phil Buehler, Brosmer Land Surveying and Engineering was present and noted that petitioner Sally Gogel Fisher was also in attendance. Mr. Buehler explained that the petitioner owned 3.88 acres of property on 3rd Avenue. The Southwest corner of the property is zoned B-3 and the remainder is zoned R-2. He noted that a two-lot subdivision has been proposed, and the northern two acres would remain R-2 and the request is to re-zone the remainder to B-3.

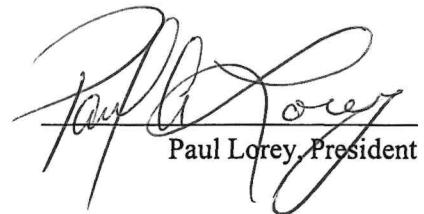
Mr. Buehler further explained that a special exception was previously approved at the December 3, 2025 Board of Zoning Appeals meeting, allowing a boat/RV storage facility on a section of the property, contingent on a favorable recommendation from the Plan Commission to Common Council to re-zone the property to B-3. Property owner, Ms. Fisher owns a building on a portion of her property which she plans to sell after the property is re-platted. If the proposed portion of the property is zoned B-3, she will apply for an Improvement Location Permit to build a 40 foot by 100-foot boat/RV storage building.

President Lorey opened the public hearing. Bill Downes, 445 Third Avenue was in attendance and noted he and his wife's opposition to re-zoning the R-2 property adjacent to his 22.9 acres of residential property. He explained their concerns of viewing a 50-foot-high storage facility from their home. Mr. Downes noted that he met with the petitioner and her representative and they agreed to leave a portion of her property that is adjacent to the Downes' property as R-2 (Residential).

As there were no other remonstrators present, Chad Hurm made a motion to close the public hearing, seconded by Blake Krueger. Motion carried 11-0. After further discussion, Josh Premuda made a motion to make a favorable recommendation to Common Council to rezone to B-3 as presented. Lisa Schmidt seconded it. Motion carried 11-0.

ADJOURNMENT

With no further business at hand, Ann Shppard made a motion to adjourn the meeting, seconded by Glen Pierce. The motion carried 11-0, and the meeting adjourned at 8:15 p.m.



Paul Lorey, President

Attest:



Blake Krueger, Vice President

Recording Secretary, Becki Moorman