

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

The Board of Zoning Appeals met on Wednesday, December 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 November 5, 2025, regular meeting were reviewed. Andy Smith made a motion to approve the minutes. Dennis Tedrow 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

One Fish LLC, Owner and Petitioner, for a special exception from 16.04.12 aka Chapter 4 Districts, Section 12 (General Business) B3, Special Exception Uses, of the City's Unified Development Ordinance 2016-30, to allow an enclosed contractor's warehouse/boat/RV storage facility in a B3 zoning district

Phil Buehler, Brosmer Land Surveying and Engineering was present and noted that petitioner Sally Gogel Fisher was also in attendance. Mr. Buehler explained that a Special Exception was requested in order to build a boat/RV storage facility on a section of her property. Mr. Buehler noted that the majority of the property is zoned R-2, the special exception request and approval is contingent upon approval of a request to the Jasper Plan Commission to re-zone a portion of the property to B-3 at the following meeting.

Ms. Fisher introduced herself and reported that she hasn't finalized the building plans for the proposed boat/RV storage building. She noted a 60 foot by 80-foot building currently exists on a portion of her property that she plans to sale after the property is re-platted. Her plans for the new building will be approximately 40-feet by 100-feet in size.

Chairman Krueger 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, Julie Dutchess made a motion to close the public hearing, seconded by Andy Smith. Motion carried 5-0. After further discussion, Gerry Miller made a motion to approve the special exception allowing an enclosed contractor's warehouse/boat/RV storage facility in a B-3 zone, contingent on Plan Commission's approval to make a favorable recommendation to Common Council to re-zone the property to B-3. Dennis Tedrow seconded the motion. Motion carried 5-0.

James & Michelle Corbin, as owner and petitioner, for a variance from 16.07.10.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, and a variance from 16.07.10.A.8 aka Chapter 7 Development Standards, Accessory Uses and Structures, Allowance, of the City of Jasper's Unified Development Ordinance to allow an accessory structure greater than 300 square feet in size, to not be consistent in style and materials to the primary structure, and a variance from 16.04.04.C aka Chapter 4 Districts, Rural Residential (RR), District Standards, of the City of Jasper's Unified Development Ordinance to allow a minimum side setback of an accessory structure to be less than the required 15 feet

James Corbin, of 621 S 400 W, introduced himself and noted his wife, Michelle, also in attendance. Mr. Corbin explained that they would like to build a detached garage on the west side of his home. He shared photos and explained that variances were needed as the garage would be forward of his home, the construction materials colors would compliment his home but not be the same, and the required side setback could not be met. Mr. Corbin further explained that the proposed location for the detached garage was determined by the steep slope of his rear yard, the presence of geothermal lines, and the placement of the septic field.


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 variance allowing the accessory structure to be located forward of the front building line as presented. 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 be consistent in style and materials to the primary structure, as presented. Andy Smith seconded the motion. Motion carried 5-0. Dennis Tedrow also made a motion to approve the variance allowing the accessory structure to not meet the minimum required side setback as presented. Andy Smith seconded the motion. Motion carried 5-0.

GENERAL BUSINESS

Josh Gunselman, Director of Community Development and Planning reminded the Board that there will be a presentation of Community Vision to the Plan Commission following tonight's Board of Zoning Appeals meeting on December 3, 2025 at 7:00 PM. He also invited the Board to attend the Future Summit (Public Forum) scheduled for December 6, 2025 at 9:00 AM – Noon and the Jasper Parklands Pavillion.

ADJOURNMENT

Andy Smith made a motion to adjourn, and Julie Dutchess seconded. The motion carried, 5-0. The meeting was adjourned at 7:05 pm.



Blake Krueger, Chairman

Attest:

 - Acting Sec.

Julie Dutchess, Secretary

Recording Secretary, Becki Moorman