

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
February 4, 2026**

The Board of Zoning Appeals met on Wednesday, February 4, 2026. 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 January 7, 2026, regular meeting were reviewed. Andy Smith made a motion to approve the minutes. Dennis Tedrow seconded it. Motion carried 4-0.

**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**

**City of Jasper, as owner and petitioner, for a special exception from 16.4.15 aka Chapter 4 Districts, Section 15 (Conservation Park) CP, Special Exception Uses, of the City's Unified Development Ordinance 2016-30, to allow a community center in a CP zoning district, and a variance from 16.4.15.C. aka Chapter 4 Districts, Conservation Park (CP), District Standards, of the City of Jasper's Unified Development Ordinance to allow lot coverage exceeding 10%.**

Brad Eckerle of Brosmer Land Surveying and Engineering was present on behalf of the City of Jasper. Mr. Eckerle explained that the parcel of land on which the proposed Regional Wellness Center is to be built is zoned Conservation Park. A community center is a special Exception use in the Conservation Park zoning district. Mr. Eckerle noted that the parking requirements can be accommodated as a shared parking agreement with Greater Jasper Consolidated Schools in in process. He also reported that all stormwater requirements can be met. The variance is required as current construction plans utilize 38% lot coverage and only 10% is permitted in Conservation Park zones.

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 4-0. After further discussion, Andy Smith made a motion to allow the Special Exception as presented. Julie Dutchess seconded the motion. Motion carried 4-0. Andy Smith then made a motion to approve the Variance as presented, seconded by Dennis Tedrow. Motion carried 4-0.

**Greater Jasper Consolidated Schools, Owner and Petitioner, for a special exception from 16.4.6.B aka Chapter 4 Districts, Section 4 (Single-Family Residential) R2, Special Exception Uses, of the City's Unified Development Ordinance 2016-30, to allow a recreational athletic facility with new parking lot improvements in an R2 zoning district**

Brad Eckerle of Brosmer Land Surveying and Engineering was present on behalf of Greater Jasper Consolidated Schools. He explained that a recreational athletic facility is a Special Exception use in an R-2 (Medium Density Residential) zoning district. As Greater Jasper intends to build a parking lot adjacent to the existing athletic facility, a Special Exception is required.

Chairman Krueger opened the public hearing. John Collins, 1912 Emily Street introduced himself and noted that he has lived in his current home for 15 years. He noted concerns regarding increased traffic through his residential neighborhood resulting from students, parents, and other vehicles exiting the gravel drive of the current facility. Dana Schnarr, Jasper Plan Commission member, suggested adding curbing to prohibit driving through the residential neighborhood. Josh Gunselman, Director of Community Development and Planning, noted that after construction, the plans include eliminating the gravel drive to address this issue.

As there were no other remonstrators present, Andy Smith motioned to close the public hearing, seconded by Julie Dutchess. Motion carried 4-0. After further discussion, Andy Smith made a motion to allow the Special Exception as presented. Dennis Tedrow seconded the motion. Motion carried 4-0.

**ADJOURNMENT**

Julie Dutchess made a motion to adjourn, and Andy Smith seconded. The motion carried, 4-0. The meeting was adjourned at 7:30 pm.

  
\_\_\_\_\_  
Blake Krueger, Chairman

Attest:

  
\_\_\_\_\_  
Julie Dutchess, Secretary

Recording Secretary, Becki Moorman