

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
September 5, 2018**

Chairman Josh Gunselman called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Roll call was taken as follows:

Josh Gunselman, Chairman	-Present	Anthony Seng	-Present
Dan Buck, Vice Chairman	-Present	Darla Blazey, Director of C.D./Planning	-Present
Matt Schaick, Secretary	-Present	Renee Kabrick, City Attorney	-Present
Randy Mehringer	-Present		

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the August 1, 2018 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Anthony Seng seconded it. Motion carried 5-0.

STATEMENT

Chairman Josh Gunselman 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 thereto, and the City of Jasper Comprehensive Plan."

NEW BUSINESS

Petition of Alan and Darlene Mehringer for a variance from Chapter 7 Section 7.10 Accessory Uses and Structures Subsection A. (4) Allowance of the Unified Development Ordinance 2016-30 to allow an accessory structure that is not subordinate in height to the primary structure

Alan Mehringer, of 4075 N. Meadowlark Lane, was present to request a variance to construct a detached garage with a height of 17.9 feet. The height of the proposed structure measures 3.9 feet taller than that of Mehringer's primary structure (house), which is 14 feet. A site plan was displayed showing the details of the proposed garage. The garage would be placed on the west side of the lot.

There were no remonstrators present. Following some discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Secretary Matt Schaick seconded it. Motion carried 5-0.

Vice Chairman Dan Buck made a motion to grant the variance request as presented. Anthony Seng seconded it. Motion carried 5-0.

Petition of Andrew W. Nicholson for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4 Section 4.7 Medium Density (R3), Subsection C. R3 District Standards (Minimum Side Setback) to build within 3 feet of the side yard setback

Andrew Nicholson, of 1313 Main Street, appeared before the board to request a variance to construct a new accessory building within 3 feet of the side yard setback. The City's unified development ordinance requires 7 ½ feet in an R-3 zone. Mr. Nicholson said he recently tore down an existing 6x10 square-foot structure with the intention of constructing a larger building on the same foundation. A survey of the property determined that the current footprint of the structure sits directly on the western property line and 4 feet off the north property line.

During some discussion, Chairman Gunselman said although it is not recommended to build on the property line, he is okay with said request since Mr. Nicholson plans to use the existing footprint. Board members agreed. There were no remonstrators present.

Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 5-0.

Anthony Seng made a motion to grant a variance as presented, including the rear and side setbacks (to build within 4 feet of the north/side and 0 feet on the west/rear). Randy Mehringer seconded it. Motion carried 5-0.

Petition of Snyder Rentals 3 LLC, as owner, and Edward Jones, as petitioner, for a variance from the general regulations of Chapter 4, Section 6, Subsection A, (R2 Permitted Uses) of the Unified Development Ordinance 2016-30 to allow a professional services business in a residential zone

Petition of Snyder Rentals 3 LLC, as owner, and Edward Jones, as petitioner, for a variance from the general regulations of section 16.08.60, (Standards for Agricultural and Residential Districts) of the Unified Development Ordinance 2016-30 to allow a sign in excess of 4 square feet in area

Andrea Lichlyter, of Edward Jones, appeared before the board to request a variance to utilize a professional office in a residential zone at 860 Third Avenue and also to allow a monument sign to be placed in the yard for advertising the investment business. There would be one other employee working with Ms. Lichlyter. Normal business hours would be 8:00am-5:00pm with occasional 7:00pm closings on Wednesdays. Plans are to widen the existing driveway to 24 feet, which would allow for 4 parking spaces.

Some sign renderings were displayed for review. A 4x6-square-foot monument sign was proposed for placement in the yard along the highway. The sign would be lit from inside, placed within the required setbacks and out of the 35-foot site clearance triangle. An 18"x25" entrance sign would be placed on the side of the main entrance. Discussion followed. Ms. Lichlyter was advised to have a boundary survey completed before erecting the monument sign.

With no remonstrators present, Anthony Seng made a motion to close the public hearing. Vice Chairman Dan Buck seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance to allow a professional office in a residential zone at 860 Third Avenue. Anthony Seng seconded it. Motion carried 5-0.

Randy Mehringer made a motion to grant a variance to allow a monument sign as presented. Vice Chairman Dan Buck seconded it. Motion carried 5-0.

Comprehensive Plan Update

Director of Community Development and Planning Darla Blazey gave an update on the Comprehensive Plan. There is a survey on the new website – ImpactJasper.com – and approximately 400 surveys have been completed to date. Grade school students are also involved, working on some projects. The next steering committee is scheduled for September 25, along with several focus groups. There will be a press release advertising a public workshop scheduled for September 26. Ms. Blazey encouraged everyone to attend.

ADJOURNMENT

With no further discussion, Vice Chairman Dan Buck made a motion to adjourn the meeting, seconded by Anthony Seng. The motion passed 5-0, and the meeting was adjourned at 7:10 p.m.

Josh Gunselman, Chairman

Matt Schaick, Secretary

Recording Secretary, Kathy Pfister