

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
December 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 November 7, 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

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. 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

Petition of Ericka Kluesner for a special exception from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4 Section 4.5 Low Density Residential (R1) Subsection B. R1 Special Exception Uses (Home Occupation) to allow a Home Occupation (hair salon)

Ericka Kluesner was present to request a special exception to operate a hair salon at her residence located at 4167 W. Brookstone Court. Plans are to add a 16 x 20 square foot addition onto the existing garage to operate the salon. Normal hours would be 10am to 8pm Tuesday through Thursday. Ms. Kluesner assured the board that there would be ample off-street parking and no employees other than her.

There were no remonstrators present. Following some discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried

5-0. Randy Mehringer then made a motion to grant a special exception as presented, to allow a hair salon at 4167 W. Brookstone Court. Matt Schaick seconded it. Motion carried 5-0.

Petition of David Zehr for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 7, Section 7.10 Accessory Uses and Structures, Subsection A(4) and a variance from Chapter 7, Section 7.10 Accessory Uses and Structures, Subsection A(7)

Phil Buehler, of Brosmer Land Surveying, was present on behalf of David Zehr to request a variance to allow an accessory building taller in height than his house located at 502 Church Avenue. Mr. Zehr was also present and explained to the board that the building (pole barn) has been constructed. It was discovered that the average height of the house was not measured correctly by Mr. Zehr at the time his improvement location permit was issued. City staff has since determined that the height of the house is an average of 14.11 feet and the pole barn measures an average of 16.5 feet. A variance is also being requested for the compatibility in materials used on the exterior of the building.

Allen Seng, of 920 Giesler Road, addressed a letter he submitted to the board regarding his concerns. According to Mr. Seng, he was most concerned with the size of the pole barn measuring 1,152 square feet. The house measures 1,215 square feet. Also, the materials on the building were not compatible with the brick home. The covenants for this subdivision do not reference building materials for accessory structures. The Community Development and Planning department's building permit process does not require a detailed description of the materials proposed for the project.

Steve Block, of 912 Giesler Road, also shared his disappointment in the building permit process, stating that the mishap at hand could have been avoided.

Director of Community Development and Planning Darla Blazey explained the building permit process and said, at this time, the City of Jasper does not have a building inspector.

Following some discussion, the board suggested the hearing be tabled to allow the neighbors time to discuss possible options to remedy the aesthetics on the accessory building. Mr. Zehr agreed. Randy Mehringer made a motion to table the public hearing, seconded by Vice Chairman Dan Buck. Motion carried 5-0.

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 7:16 p.m.

Josh Gunselman, Chairman

Matt Schaick, Secretary

Recording Secretary, Kathy Pfister