

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
June 5, 2019**

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 May 1, 2019 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. 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 Marla and Drew Englert for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4 District Section 4.7 Medium Residential (R3) Subsection C. R3 District Standards to build an accessory structure within zero (0) feet of all setback lines and from Chapter 7 Development Standards Section 7.10 Accessory Uses and Structure Subsection A.4 to exceed the 22-foot maximum height requirement.**

Drew and Marla Englert were present to request a variance to replace an existing building and keep the same footprint (zero setbacks). If approved, the Englerts intend to use the same footprint and add a two-story addition onto the building they own at the corner of 11<sup>th</sup> & Main Streets, with the height of the addition extending to the height of the main building, approximately 34 feet. The ground level would be used as a two-door garage, with the probability of utilizing the upper level as an apartment. The materials for the addition were discussed. Mr. Englert said he plans to extend the look of the new building to that of the main building with a brick style.

Chairman Josh Gunselman advised the Englerts to have the proposed property surveyed if they intend to build with zero setbacks to ensure the footprint they want to rebuild on is not encroaching on any easements or right-of-way. The board agreed.

With no remonstrators present, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 5-0. Vice Chairman Dan Buck then made a motion to grant a height variance as presented and a variance to allow zero setbacks, contingent on survey confirming property lines relative to footprint of existing shed; and, North, South and West walls shall be masonry. Anthony Seng seconded it. Motion carried 5-0.

**Petition of Beth Fakes for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4 Districts Section 4.5 Low Density Residential (R1) Subsection C. R1 District Standards to build an accessory structure within 21.6 feet of the front yard setback line.**

Paul Temple appeared before the board on behalf of Beth Fakes, to request a variance to allow an addition on her house within 21.6 feet of the front setback line instead of the required 30 feet. A rendering was displayed showing the addition that would be used for a laundry room and storage area.

There were no remonstrators present. Follow a short discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 5-0. Vice Chairman Dan Buck then made a motion to grant the variance as presented. Anthony Seng seconded it. Motion carried 5-0.

**Petition of Kerstiens Homes and Design, Inc. for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 8 Section 8.6 (Standards for Agricultural and Residential Districts) to allow a monument free-standing sign in a residential zone.**

Brad Eckerle, of Brosmer Land Surveying, appeared before the board on behalf of Kerstiens Homes & Design, to request a variance to construct a monument sign at the entrance of the Autumn Creek II, in the common area at 800 Reyling Drive. A rendering of the sign was displayed, which is similar to the sign placed at the entrance of Autumn Creek I.

With no remonstrators present, Vice Chairman Dan Buck made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 5-0. Anthony Seng then made a motion to grant the variance as presented. Secretary Matt Schaick seconded it. Motion carried 5-0.

**Comprehensive Plan**

Director of Community Development and Planning Darla Blazey shared with the board that the final Comprehensive Plan steering committee meeting will be held next week and following any changes to the final draft, it will be presented to the Plan Commission and Common Council, hopefully in July.

**ADJOURNMENT**

With no further discussion, Secretary Matt Schaick made a motion to adjourn the meeting, seconded by Anthony Seng. The motion carried 5-0, and the meeting was adjourned at 7:04 p.m.

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Josh Gunselman, Chairman

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Matt Schaick, Secretary

Recording Secretary, Kathy Pfister