

**MINUTES OF A REGULAR MEETING OF  
PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
June 5, 2019**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:10 p.m. Roll call was taken as follows:

Paul Lorey, President	-Present	Dana Schnarr	-Present
Dan Buck, Vice President	-Present	Patrick Lottes	-Present
Lisa Schmidt, Secretary	-Present	Ryan Schuetter	-Present
Randy Mehringer	-Present	Chad Hurm, City Engineer	-Present
Lisa Arvesen	-Present	Darla Blazey, Director of C.D./Planning	-Present
Earl Schmitt	-Present	Renee Kabrick, City Attorney	-Present
Greg Schnarr	-Present		

President Paul Lorey welcomed Ryan Schuetter as a new member on the board. Mr. Schuetter replaced Marty Vaught who resigned from the board last month.

**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. Secretary Lisa Schmidt seconded it, and the motion carried 11-0.

**STATEMENT**

President Paul Lorey 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 VII, Sections 6 and 7, of the JPC 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 President's discretion. However, in any case involving the vacation of a plat or part thereof, every other owner of land in the plat shall be given an opportunity to comment on the petition. In such case, at the President's discretion, each property owner may be limited to 3 minutes. Such time limits may be increased by a majority vote of the board members present."

**OLD BUSINESS**

**Petition of Mehringer, L.L.C., as owners, for a rezoning from R3-Medium Density Residential to I2-Heavy Industrial -AND- Petition of Harold D. & Karen A. Murray, as owners, for a rezoning from R3-Medium Density Residential to I2-Heavy Industrial**

TABLED.

**Petition of Kerstiens Development, Inc. for approval of the proposed Autumn Creek III Planned Unit Development (PUD)**

**AND**

**Petition of Kerstiens Development, Inc. for final approval of a proposed plat, Autumn Creek III**

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kerstiens Development Inc., to request final approval of the proposed Planned Unit Development (PUD) of Autumn Creek III and final approval of the proposed plat of Autumn Creek III. The proposed property, consisting of approximately 13.4 acres, is located south of Reyling Drive, west of 34<sup>th</sup> Street and east of St. Charles Street.

Mr. Eckerle presented a summary of Autumn Creek I and II and explained again the proposal of Autumn Creek III. There will be three single-family residential homes on Lots 5, 8 and 9. Lot 7 will be an HOA consisting of eight quad-plex buildings. Lot 6 will be single-family residential with an HOA. Lot 6 will access with a cul-de-sac at the end of 34<sup>th</sup> Street and Lots 5, 7, 8 and 9 will access from Reyling Drive. Some modifications to the PUD since receiving primary approval included verbiage inclusive for the cul-de-sacs; Reyling Drive to the cul-de-sac is 685 feet and 34<sup>th</sup> Street to the cul-de-sac is 1,370 feet; 34<sup>th</sup> Street will reflect 34 feet wide from back of curb to back of curb; the 40-foot PU & DE has been split to identify part as a nature preserve and part as a PU & DE; accessory structures are only allowed on Lots 5, 8 and 9; language identified for the side setback for Lot 7 was changed to 25 feet (east side); verbiage inclusive for a monument sign; Lot 6 will require a separation (distant) between buildings of a minimum of 25 feet; no dumpsters shall be allowed within Lot 7; parking area for Lot 7 and 8 is not to be utilized for vehicle storage; mechanical screening added as it relates to Lot 7; the landscape plan added; and also, language was added regarding the one access drive for the 32 units on Lot 7.

Mr. Eckerle revisited and explained in detail the utilities, easements and water retention plan. A water release design for the nature preserve was displayed, and Eckerle also informed the board that a sanitary extension permit, coordinated with the City of Jasper, was submitted to IDEM, for the expansion of facilities, ensuring that the sanitary sewer has capacity.

Several neighbors appeared before the board to reiterate the same concerns since the initial meeting regarding the proposed property. Attorney Renee Kabrick read a form letter received from several neighbors. All letters, addressed from Ron and Phyllis Cox, 3573 Manor Drive; Brandon and Tabitha Zehr, 305 Reyling Drive; Noah and Paula Martin, 315 Reyling Drive; Brian and Laura Gramelspacher, 512 W. 34<sup>th</sup> Street; Dean Englert, 3403 Leslie Drive; Joe Steurer, 404 Reyling Drive; Nick and Lynee Heichelbech, 3407 Leslie Drive and Harland and Lelani Wittwer, 431 W. 34<sup>th</sup> Street, stated the same concerns; water drainage, devaluation of property and increased traffic. Earl Schmitt expressed his concerns regarding the current water issues on the neighboring properties. City Attorney Kabrick stressed her opinion that any new landowner should not be kept from developing because of an existing issue not associated with that property. Pat Lottes said the developer has made several changes to accommodate the neighbors' concerns and, in his opinion, the final design of the quad-plex units is very appealing.

Following a lengthy back and forth discussion, Greg Schnarr made a motion to close the public hearings. Earl Schmitt seconded it. Motion carried 11-0. Vice President Dan Buck made a motion to deny the final detailed plan. Earl Schmitt seconded it. Secretary Lisa Schmidt also voted in favor to deny. The remaining board members present voted against the motion. The motion to deny failed 8-3. Dana Schnarr made a motion to approve the detailed plan. Ryan Schuetter seconded it. Earl Schmitt, Vice President Dan Buck and Secretary Lisa Schmidt voted against the motion. Motion carried 8-3.

Regarding the plat, Ryan Schuetter made a motion to grant final approval of the plat of Autumn Creek III. Pat Lottes seconded it. Vice President Dan Buck and Earl Schmitt voted against the motion. Motion carried 9-2.

**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.

**Summer Interns**

Director of Community Development and Planning Darla Blazey introduced the department's summer intern, Samantha Kabrick, and City Attorney Renee Kabrick introduced Logan Bromm, who will be interning for the Legal department. Both interns were welcomed by the board.

**ADJOURNMENT**

With no further discussion, Earl Schmitt made a motion to adjourn the meeting. It was seconded by Lisa Arvesen. The motion carried 11-0, and the meeting was adjourned at 9:08 p.m.

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Paul Lorey, President

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Lisa Schmidt, Secretary

Recording Secretary, Kathy Pfister