

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
October 2, 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.

**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 Renny and Louise Rickelman, for a variance from 16.07.10 aka Chapter 7 Section 7.10 (Accessory Uses and Structures) of the City of Jasper’s Unified Development Ordinance to construct an accessory structure on a vacant lot without a primary structure**

Chairman Josh Gunselman recused himself due to a conflict of interest.

Louise Rickelman appeared before the board to request permission to construct a 60ft x 60ft. x 24ft. metal accessory structure on a vacant lot located at 2657 S. Meridian Road. The Rickelmans own the property and plan to build a house on the lot next Spring. In discussing the size of the accessory structure, Ms. Rickelman was informed that when submitting a permit for the house, a variance would be required if the house is not larger in area or higher in height than the proposed accessory building.

Anthony Seng shared his thoughts, having no concerns since the proposed building sets low on the property away from the road. Mr. Seng also stated that there are other metal buildings similar in size and material in the area.

Discussion followed. With no remonstrators present, Anthony Seng made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0. Anthony Seng then made a motion to grant a variance as presented, with the stipulation that the primary structure is built within two years. Matt Schaick seconded it. Motion carried 4-0.

**Stella Property Group, LLC for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4, Section 4.7 Districts – Medium Density Residential (R3), Subsection A (R3 Permitted Uses) to allow for the existing structure to be converted to a multi-family dwelling consisting of four units (quadplex)**

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Stella Property Group, LLC, Nick Dills, as member, to request a variance to allow for the existing structure to be converted into a multi-family dwelling consisting of four units (quadplex). The property is the former Heichelbech's Restaurant and Bar building, located at 222 E. 12<sup>th</sup> Street.

Mr. Buehler displayed a proposed layout with three 2-bedroom apartments and one single-bedroom apartment. Some renderings showed plans for a facelift of the building to give it a more residential look. There was discussion regarding the minimum square footage of each bedroom. Mr. Dills informed the board he will meet that requirement. Dills informed the board that he has not yet submitted a plan to the State.

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 variance, with the restriction that the single-bedroom apartment is no less than 500 square feet and the two-bedroom apartments are no less than 650 square feet. Randy Mehringer seconded it. 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 carried 5-0, and the meeting was adjourned at 7:15 p.m.

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Josh Gunselman, Chairman

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Matt Schaick, Secretary

Recording Secretary, Kathy Pfister