

**MINUTES OF A REGULAR MEETING OF
PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
October 2, 2019**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:15 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	-Absent	Ryan Schuetter	-Absent
Randy Mehringer	-Present	Chad Hurm, City Engineer	-Present
Lisa Arvesen	-Absent	Darla Blazey, Director of C.D./Planning	-Present
Earl Schmitt	-Present	Renee Kabrick, City Attorney	-Present
Greg Schnarr	-Absent		

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the September 4, 2019 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Pat Lottes seconded it, and the motion carried 7-0.

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.”

NEW BUSINESS

John Merkley – Minor Plat

Phil Buehler, of Brosmer Land Surveying, appeared before the board on behalf of Merkley Land, LLC, John Merkley as member, to request primary approval of a three-lot subdivision, Shiloh Acres, consisting of 10 acres. The proposed plat is located on the west side of Shiloh Road. Buehler presented the property at last month’s meeting for permission to access the property via an easement along the north side of the property.

According to an aerial plan Mr. Buehler presented, Lot 1 consists of the existing house and driveway on five acres. The remaining five acres on the west side will be split with a north/south line (Lot 2 and Lot 3). A maintenance agreement regarding the driveway was incorporated into the plat, which states

the landowners of Lot 2 and Lot 3 shall share the ingress/egress easement along with the cost and maintenance of any future driveway. It was also noted that a septic permit has been submitted to the Health Department. Mr. Merkley has proposed a 20-foot PU & DE and a 20-foot ingress/egress easement along the west side of the property instead of a 30-foot easement as currently provided on the opposite end. Discussion followed. Board members shared their concerns and agreed that, to protect future planning, the easement should remain at 30 feet.

There were no remonstrators present. Vice President Dan Buck made a motion to close the public hearing. Earl Schmitt seconded it. Motion carried 7-0. Vice President Dan Buck then made a motion to grant primary approval with the stipulation that the west line PU & DE and ingress/egress increases to 30 feet as presented. Earl Schmitt seconded it. Motion carried 7-0.

UDO topics for consideration

City Attorney Renee Kabrick discussed further changes of the Unified Development Ordinance with board members. Most concerns referred to 1) allowing the use of various sized kennels in different zones, 2) the permitted styles and sizes of accessory structures, and 3) requiring fences around swimming pools. Following discussion, City Attorney Kabrick informed the commission that she will incorporate all changes into the draft and present it again at next month's meeting.

ADJOURNMENT

With no further discussion, Vice President Dan Buck made a motion to adjourn the meeting, seconded by City Engineer Chad Hurm. Motion carried 7-0, and the meeting was adjourned at 9:10 p.m.

Paul Lorey, President

Lisa Schmidt, Secretary

Recording Secretary, Kathy Pfister