

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
November 6, 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	-Absent	Renee Kabrick, City Attorney	-Present
Randy Mehringer	-Present		

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. Anthony Seng seconded it. Motion carried 4-0. Minutes of the October 2, 2019 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Anthony Seng seconded it. Motion carried 4-0.

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 Kent and Jennifer Harker, 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 regarding an accessory structure - revised

City Attorney Renee Kabrick noted that Section 7.10(A.7) should have been referenced for compatibility and style of an accessory structure.

Kent and Jennifer Harker appeared before the board to request a variance to allow construction of a proposed pole barn with a clay-colored metal siding on their property at 4265 W. Hillcrest Drive. Mr. Harker said there are several neighboring properties with accessory structures that are not compatible in materials with the house. The Harkers plan to utilize the building for storage.

There were no remonstrators present. Following a short discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0. Anthony Seng then made a motion to grant a variance as presented. Randy Mehringer seconded it. Motion carried 4-0.

Petition of Heidorn Financial Center, Steven H. Heidorn, as owner, for a variance from 16.08.07 aka Chapter 8 Section 8.7 (Standards for Business (Except B2), Industrial, and Conservation Park Districts) D. Free-Standing Signs (2) Monument Signs of the City of Jasper's Unified Development Ordinance to allow a monument sign with a digital reader board

Joni Cowan, and her father, Steve Heidorn, owner of Heidorn Financial Center, appeared before the board to request a variance to replace the company's sign located at 1405 Newton Street with a reader board. A rendering of the sign was displayed. The proposed size is 33 square feet, 6 feet high with a one-foot pole. There was discussion regarding the base of the sign. After some clarification on the definition of a monument sign, the consensus between the board and petitioner was to change the base to a monument sign.

There were no remonstrators present. Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0. Vice Chairman Dan Buck then made a motion to grant a variance with the addition that masonry or stone be added across the entire base to concur with the current ordinance. Randy Mehringer seconded it. Motion carried 4-0.

Petition of Kraig Kline, 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 regarding an accessory structure -revised

City Attorney Renee Kabrick noted that Section 7.10(A.4) (A.5) (A.7) should have been referenced for subordinate in height to the principal structure, subordinate in area of primary structure, and compatibility and style of an accessory structure.

Kraig Kline, of 2312 E. Greener Road, appeared before the board to request a variance to construct a pole barn with a height of 19 feet, six feet taller than the primary structure (house). According to the site plan, the proposed building measures 2,560 square feet, which exceeds the overall area of the house (1,920 sq. ft.) Mr. Kline displayed some photos of the house and neighborhood, explaining that the pole barn would blend in with its surroundings. A site plan was displayed showing the location of the proposed building. Mr. Kline also requested that the pole barn be sided with a charcoal-colored metal, instead of being compatible with the brick on his home. A short discussion followed.

There were no remonstrators present. Vice Chairman Dan Buck made a motion to close the public hearing. Randy Mehringer seconded it. Motion carried 4-0. Vice Chairman Dan Buck then made a motion to grant a variance as presented, regarding compatibility, the height not to exceed 19 feet and 2,600 square feet under roof. Anthony Seng seconded it. Motion carried 4-0.

Petition of Arnold and Mary Reyling, 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 regarding an accessory structure - revised

City Attorney Renee Kabrick noted that Section 7.10(A.7) should have been referenced for compatibility and style of an accessory structure.

Arnold and Mary Reyling, of 93 S 400 W, appeared before the board to request a variance for a pole barn that has already been constructed. Mr. Reyling explained that a building permit was issued October 2018 for a 30x40x16 ft. building. Unaware of the compatibility section of the ordinance when selecting the materials for the building, a red metal siding was installed to match the red brick on the house. Also, in order to store a mobile home in the building, the Reylings contacted their contractor to revise the building accordingly, unaware at the time, that the height was increased to 21 feet. Although the pole barn is taller than the house, it cannot be seen from the road due to the slope of the back yard.

There were no remonstrators present. Following a short discussion, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0. Randy Mehringer then made a motion to grant the variance as presented. Vice Chairman Dan Buck seconded it. Motion carried 4-0.

Petition of Kerstiens Homes & Designs, Inc., for an 8.75-foot variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4, Section 4.4 Rural Residential (RR), Subsection C. to allow an accessory structure to be situated 6.25 feet from the side lot line

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Kerstiens Homes & Designs, Inc., to request a variance to construct a detached garage with a side setback of 6.25 feet on the property located at 850 Keusch Lane. Al Mehringer, of Kerstiens Homes & Designs, Inc., was also present and explained to the board that a spec home was built at said location and the owner at the time the driveway was constructed did not want a garage. The property is now in the process of changing ownership and the potential buyer wants a garage. A short discussion followed.

With no remonstrators present, Vice Chairman Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 4-0. Anthony Seng then made a motion to grant a variance as presented. Randy Mehringer seconded it. Motion carried 4-0.

ADJOURNMENT

With no further discussion, Vice Chairman Dan Buck made a motion to adjourn the meeting, seconded by Anthony Seng. The motion carried 4-0, and the meeting was adjourned at 7:30 p.m.

Josh Gunselman, Chairman

Matt Schaick, Secretary

Recording Secretary, Kathy Pfister