

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
February 5, 2020**

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	Paul Lorey	-Present
Dan Buck, Vice Chairman	-Present	Darla Blazey, Director of C.D./Planning	-Present
Anthony Seng, 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 January 8, 2020 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. 5-0. Paul Lorey 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 Douglas Franklin Holdings, LLC (as owner) and Hannah Vollmer (as petitioner) for a special exception from 16.04.14 aka Chapter 4 Section 4.14 Heavy Industrial (I2) B.12 Special Exception Uses of the City on Jasper's Unified Development Ordinance (amendment 2019-41) to allow a large kennel

A motion was made by Paul Lorey and seconded by Randy Mehringer to suspend the rules, to allow Downtown Dog to appear at tonight's meeting. Motion carried 5-0. Instead of the 40-day application deadline, the Vollmers submitted their variance application only 20 days prior.

Hannah and Heath Vollmer appeared before the board to request a special exception to operate their kennel business at 2528 Cathy Lane. The business, Downtown Dog, is currently operating near the Riverwalk where the Vollmers lease a space from Sternberg Rentals. Ms. Vollmer said they have been searching for a place to purchase and contingent upon approval of their special exception request, they will finalize the sale of the property on Cathy Lane. Downtown Dog offers day care, grooming and boarding services.

The intent is to erect an eight-foot fenced enclosure to surround the exterior space for the dogs to utilize during the day, and 30 kennels would house an average of 15-40 dogs at night, if needed. The business allows for up to three dogs of the same family to utilize one kennel.

Discussion followed. Board members were in agreement to use an eight-foot fence, however, the maximum height called out in the ordinance is six feet; therefore, the Vollmers would be required to request a variance for the additional two feet. Parking was also discussed.

Jeff Braun, Dustin Perkins and Mike Stallman, business owners in the area, voiced their concerns about the potential of loud barking, parking issues and the immense amount of truck traffic that could be a safety issue for the dogs and owners if they got loose.

There were also several supporters of Downtown Dog that spoke in favor of the new location, along with the professionalism the Vollmers carry throughout their day-to-day schedules. Jeremy Foxen, Claudia Juarez and Kathy Kern spoke before the board. All of them disputed the noise issue mentioned by the remonstrators, stating that industrial areas are inherently noisy places, and noise is noise, therefore, Downtown Dog would comfortably fit into the area.

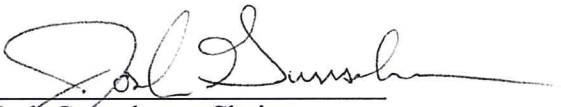
Andrea Gramelspacher, of the Dubois County Humane Society, appeared before the board to express the importance of the fact that the Vollmers both started their business when they were in their 20's, which, she explained, "is exactly what we are continuously talking about in this town." Ms. Gramelspacher said this is good for the community and is exactly what the City is asking the community to step up and do. "And they did it."

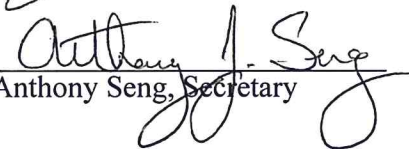
Following the conversation, Vice Chairman Dan Buck made a motion to close the public hearing. Secretary Anthony Seng seconded it. Motion carried 5-0. Paul Lorey then made a motion to grant a variance, contingent upon 1) meeting parking requirements, 2) variance for 8-foot fence and 3) screening the dumpster. Vice Chairman Dan Buck seconded it. Motion carried 5-0.

Paul Lorey made a motion to suspend the rules regarding the filing deadline, seconded by Secretary Anthony Seng, to allow the Vollmers to appear at the March meeting concerning a variance for the fence. Motion carried 5-0.

ADJOURNMENT

With no further discussion, Paul Lorey made a motion to adjourn the meeting, seconded by Vice Chairman Dan Buck. The motion carried 5-0, and the meeting was adjourned at 7:19 p.m.


Josh Gunselman, Chairman


Anthony Seng, Secretary

Recording Secretary, Kathy Pfister