

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
January 6, 2021**

Chairman Josh Gunselman called the Regular Meeting of the Board of Zoning Appeals to order at 6:30pm. via Zoom. 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.

**ELECTION OF OFFICERS**

Randy Mehringer made a motion to keep the same slate of officers for 2021, Josh Gunselman as Chairman, Dan Buck as Vice Chairman and Anthony Seng as Secretary. Paul Lorey seconded it, and the motion carried 5-0.

**APPROVAL OF THE MINUTES**

Minutes of the December 2, 2020 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. 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.”

**OLD BUSINESS**

**Petition of Nelson A. Tobar Dubon for a special exception from 16.04.05 aka Chapter 4 Section 4.5 Low Density Residential B. R1 (Special Exception Uses) of the City of Jasper’s Unified Development Ordinance to allow a religious institution (church)**

Tabled.

**NEW BUSINESS**

**Petition of Greater Jasper School Building Corporation (Owners) for a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 4, Section 4.7.C Medium Density Residential (R3) from minimum front setback and lot coverage and a variance from the City of Jasper's Unified Development Ordinance 2016-30 Chapter 7 Section 7.5.A.5 Parking Standards to allow off-site parking. Said variances are related to the proposed Alumni Addition subdivision**


Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Greater Jasper Consolidated Schools. A vicinity map was displayed showing four lots associated with a potential subdivision, Alumni Addition, incorporating all of Alumni Stadium, JFL field, the existing 5<sup>th</sup> Street School building and potentially Lot 1 for SWICAAC. A use variance was granted at last month's meeting to allow SWICAAC to utilize the 1988 addition of the 5<sup>th</sup> Street Elementary building at 401 W. 5<sup>th</sup> Street. Contingent upon approval of the proposed variances, Alumni Addition would then be presented to the Jasper Plan Commission for primary plat approval. Following the platting process, Lot 1 would be turned over to SWICAAC.

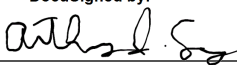
The variances presented all pertain to Greater Jasper Consolidated Schools Lot 1. Mr. Eckerle displayed an aerial map, specifically 5<sup>th</sup> Street and Scott Rolen Drive. A variance is being requested to allow a 20-foot front setback along 5<sup>th</sup> Street and a 10-foot along Scott Rolen Drive. A variance is also being requested to allow a 60% lot coverage instead of 35% per the City's standards. Since Lot 1 has no area for parking, it is also being requested to allow Lot 1 and Lot 2 to share parking. Eckerle explained that after all of the platting process is finished, the intent is to demo a portion of 5<sup>th</sup> Street Elementary (1956 addition) and build a new parking lot.

Discussion followed. With no remonstrators present, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. Motion carried 5-0. Paul Lorey then made a motion to grant the variances, including the off-street parking as presented. Motion carried 5-0.

**ADJOURNMENT**

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Anthony Seng. Motion carried 5-0, and the meeting was adjourned at 6:48pm.

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Josh Gunselman, Chairman

DocuSigned by:  
  
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Anthony Seng, Secretary

Recording Secretary, Kathy Pfister