

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
July 6, 2022**

The Board of Zoning Appeals met on Wednesday, July 6, 2022. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

Chairman Josh Gunselman called the meeting to order at 6:30 p.m.

ROLL CALL

	In person	By Zoom	Absent
Chairman Josh Gunselman	✓	—	—
Vice Chairman Anthony Seng	✓	—	—
Secretary Dan Buck	✓	—	—
Randy Mehringer	✓	—	—
Paul Lorey	✓	—	—
Director of C.D./Planning Darla Blazey	✓	—	—
City Attorney Renee Kabrick	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the June 1, 2022, regular meeting were reviewed. Paul Lorey made a motion to approve the minutes as mailed. Randy Mehringer asked for a correction to the minutes. Under the Hulsman Electric petition, the Minutes should note, "Mr. Buehler stated that Dubois County recently replaced a deteriorating 30-inch concrete drainpipe with a plastic drainpipe to remedy drainage issues." Mehringer motioned for the correction and approval of the minutes. Paul Lorey seconded it. The 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

Alex and Haley Huther, as petitioner, and Wanda and Greg Munroe, as owner, for a variance from 16.07.10 aka Chapter 7 Section 7.10 (Accessory Uses and Structures) A. (Allowance) of the City of Jasper's Unified Development Ordinance to construct an accessory structure on a vacant lot without a primary structure (a vacant lot on S. Truman Road) WITHDRAWN

Chairman Gunselman announced that this petition has been withdrawn.

Charles Archie, petitioner, and Jasper Leasing Co., Inc., owner, for a variance from 16.7.10.B aka Chapter 7 Development Standards, Accessory Uses and Structures, (Location) of the City of Jasper's Unified Development Ordinance to construct an accessory structure forward of the front building line of the principal building (155 W 2nd Street)

Mike Hochgesang, Owner of Jasper Leasing Co, along with Charles Archie, Owner of Archies BBQ, appeared before the board to request a variance to allow a free-standing carport shelter on the West side of the Archie's BBQ building at 155 W 2nd Street. Mr. Hochgesang mentioned that Mr. Archie has been cooking outside everyday in the rain, snow, and heat and would like some shelter to make it easier.

Mr. Hochgesang noted that the size will be 18x21 feet which is the same length of the building, 35 feet from the street. The property is surrounded by three streets which makes each side a front yard. The structure presented will be red while the rest of the building will remain white.

Dan Buck asked if this location will be the same as where Mr. Archie cooks today. Mr. Archie responded by saying he currently cooks behind the building but cannot place this structure behind the building due to the railroad property. He also confirmed that he will get better wind flow in this location. Chairman Gunselman asked what surface the structure is going on is constructed of. Mr. Hochgesang responded that the structure will be sitting on gravel and will be fastened to the ground instead of being a permanent structure.

There were no remonstrators present. Paul Lorey made a motion to close the public hearing. Anthony Seng seconded it. Motion carried 5-0. Paul Lorey made a motion to grant a variance to allow the proposed structure, on the west side of the building not to exceed 18x21 feet. Anthony Seng seconded it. The motion carried 5-0.

Plaid & Timber LLC dba Plaid and Timber Axe Throwing Company, for a special exception from 16.14.04 aka Chapter 4 Section 14 Heavy Industrial (I2) B.I2 (Special Exception Uses) of the City's Unified Development Ordinance to allow an axe throwing entertainment venue (402 McCrillus Street)

Kyle Rickenbaugh, owner and operator of Plaid and Timber Axe Throwing stated he was requesting a special exception to use the back portion of the old Mehringer Plumbing building at 402 McCrillus Street. Mr. Rickenbaugh stated they currently have a business in Evansville and will operate similar. He explained details on things such as hours, parking, and number of people per station. He mentioned that Puzzles and Padlocks is located on the south side of the building and is a similar entertainment business so they will complement each other. Mr. Rickenbaugh

shared site plans and photos of the building for his business. Mr. Rickenbaugh also reported his plans for hours of operation being Wednesday and Thursday 2 PM – 9 PM, Friday and Saturday 2 PM – 10 PM, Sunday 2 PM – 8 PM.

After a brief discussion about parking, Mr. Rickenbaugh explained that there are eight parking spaces on the south side of the building. The rest of the parking would be street parking. He stated that he will not promote parking at the Cultural Center and will tell customers where to park when they RSVP. He also mentioned that the owner could request the property north of the building could be used as parking through a variance request.

Mr. Rickenbaugh noted his plans include 18 throwing lanes and cornhole boards in other areas. Each lane can hold seven people, with an average of four people. There will be one entrance on the north side that could be accessed if the parking lot to the north is developed. All overhead doors will be barricaded to prevent them from being used as an entrance or exit.

There were no remonstrators present. Paul Lorey motioned to close the public hearing. Buck seconded it. Motion carried 5-0. After further discussion Anthony Seng made a motion to approve the special exception as presented following the business hours and parking regulations mentioned. Dan Buck seconded it. The motion carried 5-0.

Greater Jasper School Building Corporation, for a Special Exception from 16.04.6.B aka Chapter 4 Districts Single Family Residential R2, (Special Exception Uses), of the City's Unified Development Ordinance to allow an addition to school and educational buildings in a R2 zone (Jasper High School - 1600 St. Charles Street)

Brad Eckerle, Brosmer Land Surveying and Engineering appeared on behalf of Greater Jasper Schools and Greater Jasper Building Corporation. Mr. Eckerle noted that he had combined some of the requests for approval but would like to go through the petitions separately to avoid confusion. Mr. Eckerle started by asking for a special exception to add onto the Jasper High School Construction Technology Engineering (CTE) department by extending the northeast side of the school to allow more space for CTE curriculum. Mr. Eckerle outlined the three additions separately: the CTE addition, a greenhouse, and maintenance storage unit. Mr. Eckerle also noted that the solar array variance has been withdrawn at this time.

Educational Building- CTE Addition

Mr. Eckerle said the new addition will include classrooms with three overhead doors. The materials will match the current brick of the building. There will be no changes to existing vehicular access, parking, and drives other than a small parking lot where only a few faculty member's park. This addition will include a new dust collector on the outside and will remove all old picnic tables and sheds from the current area. Mr. Eckerle shared images of the current school, dust collection system, and renderings of what the future items would look like.

Chairman Gunselman asked if anyone was present for remonstrations. Richard Farmer, 959 W 19th Street, introduced himself and noted that he owns property in the neighborhood on the north side of Jasper High School. Mr. Farmer reported that he submitted a letter with all of his requests in writing. Mr. Farmer stated that he would like the dust collector to be screened because they were not able to see it before because of the current sheds covering it and would not like to see it in the future. He also stated that he would like the greenhouse to be moved to a different location due to possible glare onto his property from the building. Mr. Farmer would also like a screening of trees along the property line between Jasper High School and the neighboring properties due to noise

and traffic from the recent traffic flow changes at Jasper High School. Darla Blazey stated there are architectural standards with screening on maintenance structures. She mentioned that there should be a wall or some screening to enclose or surround the dust collector.

Renee Kabrick clarified how the findings are now structured in order to make clear sense of everything presented. It was decided that the board will discuss one petition at a time, continuing with the CTE building currently. She then presented the letters from the neighbors to the north side of Jasper High School. Mrs. Kabrick read Mr. Farmer's letter.

Renee Kabrick also read a letter from the Scheu family, which stated that they would like the greenhouse moved to a different location due to unattractive lighting and would like more trees along the edge of their property line as screening. The letter also mentioned that the screening in the past has finally finished growing, but the lower limbs have recently been trimmed down by the maintenance crew.

Mr. Eckerle reported that he investigated minutes from 2001 regarding a screening commitment and hasn't located any. Scott Stenftenagel, Greater Jasper School Corporation, introduced himself and stated that the dust collection system cannot be moved due to accessibility and connection issues. Georgea Jeffers, 927 W 19th Street, introduced herself and stated that the current green line has not been maintained by Jasper High School. She stated that the maintenance crew has had little care for the green line and has even taken fallen limbs on high school property and thrown them onto her property. She asked for installment and maintenance of a true green line as agreed to by school officials when parking lots and sports fields were developed in 2001. Dan Buck asked Mr. Eckerle about screening possibilities. Mr. Eckerle responded by stating it is possible, but he would need further discussion with others to confirm.

After a brief discussion, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. The motion carried 5-0. Paul Lorey made a motion to approve the special exception as presented. Dan seconded it. The motion carried 5-0.

Greater Jasper Consolidated Schools for a variance from 16.07.10 aka Chapter 7 Development Standards, Accessory Uses and Structures of the City of Jasper's Unified Development Ordinance to allow an accessory structure (greenhouse) not compatible in style and materials; for a variance from 16.04.6.A aka Chapter 4 Districts, Single Family Residential (R2), (R2 Permitted Uses) of the City of Jasper's Unified Development Ordinance to allow a solar array within an R2 zone; and for a variance from 16.07.15.F aka Chapter 7 Development Standards, Exterior Lighting Standards, (Lighting of Outdoor Athletic/Performance Facilities) of the City of Jasper's Unified Development Ordinance to allow replacement LED lighting in excess of forty (40) footcandles (Jasper High School - 1600 St. Charles Street)

Variance Request- Greenhouse

Chairman Gunselman noted that the solar array petition has been withdrawn and reminded meeting attendees about time limits and capabilities before a request is presented.

Brad Eckerle, Brosmer Land Surveying and Engineering appeared on behalf of Greater Jasper Schools and Greater Jasper Building Corporation. Mr. Eckerle requested a variance to construct a greenhouse adjacent to the parking lot on the northeast side of Jasper High School. The greenhouse will be a translucent material with white double doors. It is proposed to be 48 x 24 ft

and no more than 16 ft tall. Mr. Eckerle mentioned that he could not find an exact image of what they are wanting to build but showed similar examples.

Paul Lorey asked about providing a few trees for screening. He suggested the plantings could be a part of the educational programs tied to the agricultural program.

Randy Mehringer asked Mr. Eckerle about the tint of the translucent material because it would affect how much glare existed. Mr. Eckerle responded by saying it will be made from 8mm and should produce limited glare. Richard Farmer, 959 W 19th Street, introduced himself again and asked about moving the location of the greenhouse. Mr. Eckerle responded by saying that the east side of the indoor tennis building where Mr. Farmer proposed is not an option due to stormwater infrastructure. Scott Stenftenagel once again introduced himself and stated that the greenhouse must be in the proposed location due to the amount of sunlight that is needed for the plants to grow and for utility access.

Conversation about the green line continued. Randy Mehringer reported that he remembered an agreement on a buffer between the houses and school property. Mehringer stated that the neighbors did not want a fence, but just something to buffer. Paul Lorey proposed three trees North of the greenhouse.

After further discussion, Paul Lorey made a motion to close the public hearing. Anthony Seng seconded it. The motion carried 5-0. Paul Lorey made a motion to approve the variance as presented with the addition of three trees planted just north of the greenhouse. Anthony Seng seconded it. The motion carried 4-1 with members Lorey, Seng, Mehringer, and Chairman Gunselman voting in favor, and Dan Buck voting against.

Educational Building- Storage Building

Brad Eckerle, Brosmer Land Surveying and Engineering appeared on behalf of Greater Jasper Schools and Greater Jasper Building Corporation. Mr. Eckerle presented plans for a storage building on the east side of Jasper High School. This storage building will be located directly east of the current band restroom on the north side of the Band parking lot. It will include three overhead doors on the south side and will be directly adjacent to the band restroom. A rendering of the proposed building was presented.

Richard Farmer, 959 W 19th Street, introduced himself again and stated his disappointment regarding the screening. Dan Buck made a motion to close the public hearing. Paul Lorey seconded it. Motion carried 5-0. Paul Lorey made a motion to grant the variance as presented. Randy Mehringer seconded it. The motion carried 5-0.

Exterior Lighting-1600 St. Charles St

Brad Eckerle, Brosmer Land Surveying and Engineering appeared on behalf of Greater Jasper Schools and Greater Jasper Building Corporation. Mr. Eckerle outlined a proposal for lighting improvements at the Jasper High School tennis courts, varsity softball field, and junior varsity softball field. He stated that the junior varsity softball field will be receiving new LED light poles, the varsity softball field will undergo LED light replacement on all light poles, and the tennis courts will undergo LED light replacement on two light poles.

He stated that all lighting will be provided by Musco Lighting. Eckerle also stated that the lighting design is based on the minimum standards of 50 footcandles by the IHSA's lighting standards which exceeds the Unified Development Ordinance's standards.

Chairman Gunselman had concerns about the light trespassing/spill/pollution onto neighboring properties with brighter lights. Questions were discussed and led to a conclusion that the light will be brighter but more concentrated and not spill out.

Scott Stenftenagel, Greater Jasper School Corporation, introduced himself and stated that he had experience with LED light conversion like this at the Heritage Hills football field and eventually had to go back and add more light because the LED lights were so concentrated on the field that they made the bleachers too dark. Mr. Stenftenagel will make sure the lighting engineers capture before and after photometrics to make sure the light pollution is limited.

After further discussion, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. The motion carried 5-0. Paul Lorey made a motion to approve the variance as presented. Dan Buck seconded it. The motion carried 4-0 with Chairman Gunselman abstaining from the vote.

Greater Jasper Consolidated Schools for a variance from 16.04.7.A aka Chapter 4 Districts, Medium Density Residential (R3), (Permitted Uses) of the City of Jasper's Unified Development Ordinance to allow a stadium use with appurtenances in an R3 zone; for a variance from 16.04.07.C aka Chapter 4 Districts, Medium Density Residential (R3), (District Standards) of the city of Jasper's Unified Development Ordinance to allow a press box structure on bleachers in excess of the allowable height; for a variance from 16.07.15.F aka Chapter 7 Development Standards, Exterior Lighting Standards, (Lighting of Outdoor/Athletic Performance Facilities) of the city of Jasper's to allow a replacement LED lighting in excess of forty (40) footcandles (Alumni Stadium - 337 W 4th Street)

Stadium Use

Brad Eckerle, Brosmer Land Surveying and Engineering appeared on behalf of Greater Jasper Schools and Greater Jasper Building Corporation. Mr. Eckerle presented a site plan for improvements to Alumni Stadium located at 337 W 4th St. He stated that the locker room under the bleachers, the home bleachers, and the visitor bleachers will be demolished, raised, and transformed into new home and visitor bleachers, home and visitor locker rooms, restrooms, and concession stand in this vicinity.

This also includes a new entrance, ticket booth, pedestrian crossing location, and place for a visiting bus to park. Mr. Eckerle mentioned that the restroom count will be greater. The current visitor locker-room will be used for storage as well as restrooms and concessions stand.

Bleacher Height

Mr. Eckerle stated that the height of the new bleachers will be 22 ft higher than the height of the existing bleachers. The new bleachers will run from 20-yard line to 20-yard line instead of the existing bleacher which runs from goal line to goal line. Overall, the bleachers will be higher, and more condensed. The bleachers including the press box and the rain shelter on the press box canopy will be under 60 ft in height.

Exterior Light

Brad Eckerle stated that IHSAA guidelines are a minimum of 50 footcandles for football games which is over the 40 footcandle limit outlined in the Unified Development Ordinance. IHSAA guidelines for track are 20 footcandles. He stated that there is a current four fixture design and six fixture design to choose from that will have different number of lights, but the same amount of light. He mentioned that two poles will be 80 ft tall, and two will be 90 ft tall. Both sets being located at the 10-yard line.

Chairman Gunselman asked if the lights can be dimmed. Scott Stenftenagel, Greater Jasper School Corporation, introduced himself and stated that the lights will dim over time. He stated that LED lights are expected to dim 10 years after installment, but adjustments can be made if needed. He mentioned from his experience he has never had an issue with the lights being too bright, only issues with the lights being too concentrated and having to add more lights because some fixtures are brighter than others.

After further discussion, Paul Lorey made a motion to close the public hearing. Dan Buck seconded it. The motion carried 5-0.

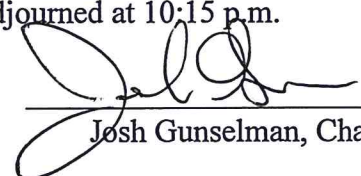
Paul Lorey made a motion to approve the variance for the new stadium use as presented. Dan Buck seconded it. The motion carried 5-0.

Paul Lorey then made a motion to approve the variance for the new bleachers as presented not to exceed 60 ft in height. Dan Buck seconded it. The motion carried 5-0.

Paul Lorey made a motion to approve the variance for the lighting standards to match the lighting plan as presented. Dan Buck seconded it. The motion carried 4-1 with members Lorey, Seng, Mehringer, and Dan Buck voting in favor, and Chairman Gunselman voting against.

ADJOURNMENT

With no further discussion, Chairman Gunselman made a motion to adjourn the meeting, seconded by Dan Buck. Motion carried 5-0, and the meeting adjourned at 10:15 p.m.


Josh Gunselman, Chairman

Attest:

Dan Buck, Secretary

Community Development/Planning Intern, William Messmer