

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
March 1, 2023**

The Board of Zoning Appeals met on Wednesday, February 1, 2023. 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	✓	—	—
Julie Dutchess	✓	—	—
Blake Krueger	✓	—	—
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 February 1, 2023, regular meeting were reviewed. Anthony Seng made a motion to approve the minutes. Dan Buck seconded it. Motion carried 5-0.

**STATEMENT**

Acting Chairman, Anthony Seng 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 Jasper City Park and Recreation Board, as owner and petitioner, for a variance from 16.04.17.C.2.A aka Chapter 4 Districts, Section 17 Lot Standards, General Lot Standards, (Setback Standards) of the City of Jasper's Unified Development Ordinance to allow parking spaces to be located in the front setback**

City Engineer, Chad Hurm was present on behalf of Jasper Park and Recreation Board, to request a

permission to allow parking spaces in the front setback of the future driving range at Buffalo Trace. Mr. Hurm noted that the property located at 2481 Mill Street was recently re-zoned to Conservation Park (CP) and all applicable standards have been applied in planning the driving range. The parking lot will be 30 feet off the roadway.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Anthony Seng made a motion to close the public hearing. Blake Krueger seconded it. The motion carried 5-0. Anthony Seng then made a motion to approve the variance as requested. Dan Buck seconded it. The motion carried 5-0.

**Buschkoetter Properties LLC, as owner and petitioner, for a variance from 16.08.07.D.1 aka Chapter 8 Signage Section 8.7 Standards for Business (Except B2), Industrial, and Conservation Park Districts (Free-Standing Signs) of the City of Jasper's Unified Development Ordinance to allow a digital reader sign on a pylon sign that does not meet the minimum height requirement**

Shanelle Kline, Buschkoetter Properties LLC, and Anthony Miller with Suntronix Signs were present on behalf of Buschkoetter Properties LLC to request a variance to allow a digital reader sign on a pole that does not meet the minimum height requirement. Ms. Kline noted that plans include keeping the current sign poles and installing a digital reader sign underneath the current sign with an 8.6-foot clearance.

After further discussion, Chairman Gunselman asked if there were remonstrators present. As there were none, Anthony Seng made a motion to close the public hearing. Blake Krueger seconded it. The motion carried 5-0. Dan Buck made a motion to approve the variance as requested. Anthony Seng seconded it. The motion carried 5-0.

**Reginald Hayes, as petitioner, for a variance from 16.04.05.C aka Chapter 4 Districts, Low Density Residential, (R1) District Standards, of the City of Jasper's Unified Development Ordinance for a variance to allow the maximum height of a principal structure to exceed 35 feet**

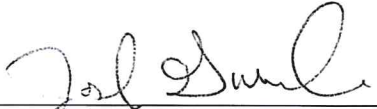
Brad Eckerle, Brosmer Land Surveying & Engineering, was present on behalf of Reginald Hayes to request a variance to allow the maximum height of the proposed structure to exceed 35 feet on the property located at 2213 St. Charles Street. Mr. Eckerle noted that the proposed home would be 39 feet from the main floor to the roof peak.

Chairman Gunselman asked if there were remonstrators present. Kevin Mair, 2225 St. Charles Street, introduced himself and stated he had concerns regarding privacy issues due to the height of the proposed home as well as concerns about drainage issues. The board held discussion and suggested the petitioner consider planting trees to provide privacy.

After further discussion, Dan Buck made a motion to close the public hearing. Anthony Seng seconded it. The motion carried 5-0. Dan Buck then made a motion to approve the variance as requested based on the petitioner coming to an agreement regarding landscape privacy screening with the Mair's. Anthony Seng seconded it. The motion carried 5-0.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Blake Krueger. Motion carried 5-0, and the meeting adjourned at 7:45 p.m.

  
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Josh Gunselman, Chairman

Attest:  
  
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Dan Buck, Secretary

Recording Secretary, Becki Moorman