

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
April 3, 2024**

The Board of Zoning Appeals met on Wednesday, April 3, 2024. Notice was given in compliance with Indiana's Open Meeting Law.

**CALL TO ORDER**

Chairman Anthony Seng called the meeting to order at 6:30 p.m.

**ROLL CALL**

	In person	By Zoom	Absent
Chairman Anthony Seng	✓	—	—
Secretary Dan Buck	—	—	✓
Julie Dutchess	—	—	✓
Blake Krueger	✓	—	—
Dennis Tedrow	✓	—	—
City Attorney Renee Kabrick	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF THE MINUTES**

Minutes of the March 6, 2024, regular meeting were reviewed. Blake Krueger made a motion to approve the minutes. Dennis Tedrow seconded it. Motion carried 3-0.

**STATEMENT**

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**

### **Industrial Investment., as owner, and Amy Brown, as petitioner, for a variance pursuant to 16.04.10 aka Chapter 4 Districts, Neighborhood Business (B1), of the City's Unified Development Ordinance to allow an animal boarding/kennel (large) in a B1 Zone**

Amy Brown was present on behalf of her petition for a variance to allow an animal boarding/kennel in a B-1 zone. Ms. Brown noted that she was granted approval to operate a boarding kennel (small in size) at last month's Board of Zoning Appeals meeting. She explained she returned for the April meeting to ask approval to operate a large boarding kennel.

Chairman Seng asked if there were remonstrators present. As there were none, Dennis Tedrow made a motion to close the public hearing. Blake Krueger seconded it. Motion carried 3-0. Blake Krueger then made a motion to approve the variance allowing a large animal boarding/kennel in a B1 zone. Dennis Tedrow seconded it. Motion carried 3-0.

### **Indiana Furniture Industries, Inc., as owner, and Krempp Corporation and Flaherty & Collins Properties, as petitioner, for a variance pursuant to 16.05.1.D aka Chapter 5 Planned Unit Development, Section 1 General Provisions, Applicability, Minimum Size of the City of Jasper's Unified Development Ordinance to allow a Planned Unit Development District in an area of land less than 10 acres, located within a Floodplain District**

Bill Kaiser was present on behalf of Krempp Corporation and Flaherty & Collins, owner, and developer, of the former Indiana Furniture property located at 1224 Mill Street. Mr. Kaiser explained that a petition for a variance was filed as the property does not meet the 10-acre requirement to allow a Residential Planned Unit Development. Mr. Kaiser noted that before the Plan Commission can consider approval of the Planned Unit Development, a variance is requested as the property does not meet the 10-acre residential requirement.

Mr. Kaiser reported that 1224 Mill Street was the address historically used by Indiana Furniture and all surrounding property owners were notified via Certified Mail, and the Notice of Public Hearing was also published in The Herald as required. Mr. Kaiser stated that plans for the project include close to 150 apartments with potential for commercial businesses.

Chairman Seng asked if there were remonstrators present. As there were none, Blake Krueger made a motion to close the public hearing. Dennis Tedrow seconded it. Motion carried 3-0. Blake Krueger then made a motion to approve the variance to consider a Planned Unit Development in an area of less than 10-acres. Dennis Tedrow seconded it. Motion carried 3-0.

### **North Ridge, Inc. and R&B Mehringer LLC, as owner, and Kerstiens Development Inc. as petitioner, for a variance from 16.04.5.C aka Chapter 4 Districts, Low Density Residential (R1), District Standards, to allow Single Family Residential (R2) Development Standards in an R1 Zone, a variance from 16.04.5.A aka Chapter 4 Districts, Low Density Residential (R1), Permitted Uses, to allow two-family and multi-family dwellings in an R1 Zone, a variance from 16.04.17 aka Chapter 4 Districts, Lot Standards & Matrix, to allow multiple primary structures on one lot, and a variance from 16.08.06 aka Chapter 8 Section 8.06 (Standards for Agricultural and Residential Districts) to allow a free-standing monument sign in a residential zoning district.**

Brad Eckerle, Brosmer Land Surveying and Engineering was present on behalf of Northridge Inc. and R & B Mehringer LLC. Mr. Eckerle explained that the variance request was specific to allow R2 development standards in an R1 Zone, as well as allowing two family/multifamily dwellings in an R1 Zone. Mr. Eckerle noted that there are currently non-conforming lots in this R1 Zone. Four variance requests are driven by two separate landowners. Mr. Eckerle reported there are 62 plottable locations. The plans for the multifamily dwellings include seven separate four-unit villas, to the south on Todd Lane, and R2 development standards would be met.

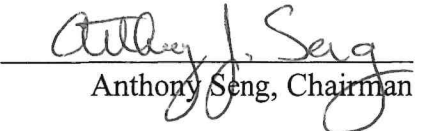
Chairman Seng asked if there were remonstrators present. Jerry Knies, 1359 W Todd Lane, introduced himself and reported he had concerns of potential increased traffic issues. Mr. Knies also asked if the streets in Northridge would become City of Jasper streets and maintained by the Street Department. As there were no other remonstrators present, Dennis Tedrow made a motion to close the public hearing. Blake Krueger seconded the motion. Motion carried 3-0.

After further discussion, four motions regarding North Ridge, Inc., as owner were made. Dennis Tedrow made a motion to permit R2 standards in an R1 zone. Blake Krueger seconded the motion. Motion carried 3-0. Dennis Tedrow also made a motion to allow two-family and multi-family dwellings in an R1 zone. Blake Krueger seconded it. Motion carried 3-0. Dennis Tedrow made a motion to allow multiple primary structures on one lot. Blake Krueger seconded it. Motion carried 3-0. Dennis Tedrow then made a motion to allow a free-standing monument sign in a residential zoning district. Blake Krueger seconded the motion. Motion carried 3-0.

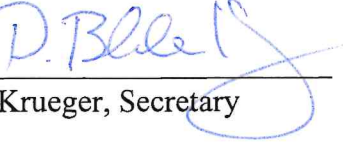
The following four motions were made regarding R&B Mehringer LLC as owner. Dennis Tedrow made a motion to permit R2 standards in an R1 zone. Blake Krueger seconded the motion. Motion carried 3-0. Dennis Tedrow also made a motion to allow two-family and multi-family dwellings in an R1 zone. Blake Krueger seconded it. Motion carried 3-0. Dennis Tedrow made a motion to allow multiple primary structures on one lot. Blake Krueger seconded it. Motion carried 3-0. Dennis Tedrow then made a motion to allow a free-standing monument sign in a residential zoning district. Blake Krueger seconded the motion. Motion carried 3-0.

### **ADJOURNMENT**

With no further discussion, Blake Krueger made a motion to adjourn the meeting, seconded by Dennis Tedrow. Motion carried 3-0, and the meeting adjourned at 7:30 p.m.

  
Anthony Seng, Chairman

Attest:

  
Blake Krueger, Secretary

Recording Secretary, Becki Moorman