

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
April 3, 2024**

The Jasper Plan Commission met on Wednesday, March 6, 2024. Notice was given in compliance with Indiana’s Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:58 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	✓	—	—
Josh Premuda	✓	—	—
Ann Shappard	✓	—	—
Greg Schnarr	✓	—	—
Lisa Schmidt	✓	—	—
Dan Buck	—	—	✓
Glen Pierce	—	—	✓
Kim Hagan	✓	—	—
City Engineer Chad Hurm	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—
City Attorney Renee Kabrick	—	—	✓

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the March 6, 2024, regular meeting were reviewed. Greg Schnarr made a motion to approve the minutes. Josh Premuda seconded it. Motion carried 9-0.

NEW BUSINESS

Planned Unit Development – Krempp Corporation and Flaherty & Collins Properties

Bill Kaiser appeared before the board on behalf of Krempp Corporation and Flaherty & Collins Properties, for preliminary approval of a proposed Planned Unit Development, and all proposed necessary street and sewer profiles. The proposed 4.3-acre property is located in the former Indiana Furniture property located at 1224 Mill Street.

Mr. Kaiser reported that plans include 147 residential apartments, which will include one two bedroom units, as well as possible commercial development on the ground floor along Twelfth Street. Dani Miller, Flaherty & Collins Properties, introduced herself and noted that her company has been involved in multi family housing development since 1993 which

provided 14,000 housing units over nine states. Mr. Kaiser explained that re-zoning to a Planned Unit Development allows for flexibility with development plans. Mr. Kaiser also noted that plans include utilizing historic tax credits. Dana Schnarr asked about the size of the proposed apartments. Ms. Miller confirmed that each unit would be approximately 600-700 square feet in area. Construction is expected to begin in June or July of 2025.

President Lorey opened the public hearing. Todd Fromme, owner of a 90,000 square foot neighboring building introduced himself and shared his support of the proposed project and asked for clarification on parking requirements. Mr. Kaiser stated that re-zoning to a Planned Unit Development would allow the parking standards to be established as needed and the developer would follow the City of Jasper's guidance on those requirements. As no other remonstrators were present, Blake Krueger made a motion to close the public hearing. Ann Shappard seconded it. Motion carried 9-0. After further discussion, Greg Schnarr made a motion to grant preliminary approval of the proposed Planned Unit Development. Josh Premuda seconded it. Motion carried 9-0.

Proposed Major Plat – Northridge Estates I – Kerstiens Development Inc./North Ridge Inc.

Brad Eckerle, Brosmer Land Surveying and Engineering appeared before the board on behalf of Kerstiens Development Inc. and Northridge Inc. to request approval of a Major Plat located west of the intersection of Ann Lane and Beth Lane, west of the intersection of Beth Lane and Todd Lane, and west of Northwood Village Subdivision. Mr. Eckerle noted that he had just appeared at the Board of Zoning Appeals meeting to request approval to apply R2 standards in an R1 zone, which was approved.

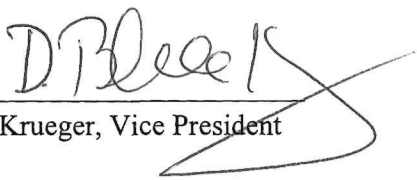
Mr. Eckerle reported that a TAC meeting was held, and all City of Jasper Departments reviewed and made recommendations for the proposed development. Drainage concerns and issues were discussed. President Lorey opened the public hearing. Gerald Engelbrecht, 4304 N Beth Lane introduced himself and noted that the current residents experience flooding issues and he has concerns about access to his driveway. Mr. Eckerle explained that plans include 41 feet wide streets as well as storm inlets on the west side. Mike Winkle, 1464 W Ackerman Road introduced himself and noted concerns of already existing drainage issues.

As no other remonstrators were present, Lisa Schmidt made a motion to close the public hearing. Greg Schnarr seconded it. Motion carried 9-0. Dana Schnarr made a motion to grant preliminary approval of the proposed Plat as presented. Lisa Schmidt seconded it. Motion carried 9-0.

ADJOURNMENT

With no further business at hand, Ann Shappard made a motion to adjourn the meeting, seconded by Blake Krueger. The motion carried 9-0, and the meeting adjourned at 8:30 p.m.

Attest:


Blake Krueger, Vice President


Paul Lorey, President

Recording Secretary, Becki Moorman