

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
December 1, 2021**

The Jasper Plan Commission met on Wednesday, December 1, 2021. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 7:00 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Dan Buck	✓	—	—
Secretary Lisa Schmidt	—	—	✓
Randy Mehringer	—	—	✓
Lisa Arvesen	—	—	✓
Blake Krueger	✓	—	—
Greg Schnarr	✓	—	—
Dana Schnarr	✓	—	—
Angel Serrano	✓	—	—
Ryan Schuetter	✓	—	—
City Engineer Chad Hurm	✓	—	—
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 November 3, 2021, regular meeting were reviewed. Blake Krueger made a motion to approve the minutes as mailed. Angel Serrano seconded it. Motion carried 8-0.

STATEMENT

President Paul Lorey 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 VII, Sections 6 and 7 of the JPC 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 President's discretion. However, in any case involving the vacation of a plat or part thereof, every other owner of land in the plat shall be given an opportunity to comment on the petition. In such case, at the President's discretion, each property owner may be limited to 3 minutes. Such time limits may be increased by majority vote of the board members present."

NEW BUSINESS

Petition of Horne Development, LP, for primary approval of a proposed plat, Liberty Commons

Jeremy Elrod, Project Engineer for Morley, was present on behalf of Evansville Teachers Federal Credit Union (ETFCU), to request primary approval of a one lot subdivision, Liberty Commons. Also present was surveyor Bret Sermersheim, of Morley. The proposed property is located on a vacant parcel at the northeast corner of Common Drive and Newton Street, just north of the strip center next to The Home Depot.

An aerial was displayed. Plans are to build a credit union bank on the three-acre lot. A proposal has been filed with INDOT to install a right-in-right-out drive onto US Highway 231 to access and exit the facility.

Board members shared concerns regarding another access off of the highway located so close to a future 44th Street and Common Drive intersection. Paul Lorey said he would rather see Common Drive extended to 44th Street. Randy Mehringer also said he was not in favor of the right-in-right-out concept due to safety issues it would cause. Elrod stated that a traffic study supported this kind of access.

Dan Buck suggested the developer come back with a revised plan, explaining he could not fully support the proposed development for a small amount of acreage, compared to what could be developed in the full 40 acres and future road connections to Mill Street and 44th Street.

Charlie Hopf, who is an owner of property to the north, appeared before the board to express similar concerns and stated that Common Drive should be extended to Mill Street instead of stubbing it in for the proposed development.

After some discussion, Chad Hurm made a motion to table the public hearing, seconded by Angel Serrano. The motion carried 8-0.

Petition of City of Jasper to consider proposed changes to Unified Development Ordinance No. 2016-30 (“UDO”)

President Paul Lorey opened the public hearing regarding the proposed changes to Unified Development Ordinance 2016-30 (UDO). The changes underwent several months of discussion. With no further comments, Dan Buck made a motion close the public hearing. Lisa Schmidt seconded it. Motion carried 8-0. Randy Mehringer then made a favorable recommendation to the Common Council for final approval of the changes. Blake Krueger seconded it, and the motion carried 8-0.

Preston Weisheit Family Farm Exception

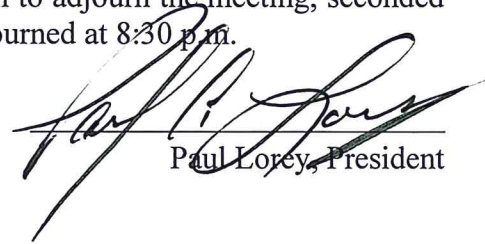
Phil Buehler, of Brosmer Land Surveying & Engineering, appeared before the board on behalf of Preston Weisheit requesting permission to allow a family farm exception. Preston and his wife, Alyssa, were also present. The farm, consisting of approximately 44 acres is owned by Preston Weisheit Farms, LLC.

Preston and Alyssa plan to remove an existing house on the property and replace it with a new proposed house in the near future.

Blake Krueger made a motion to allow issuance of a building permit for a family farm exception. Dan Buck seconded it. Motion carried 8-0.


ADJOURNMENT

With no further discussion, Chad Hurm made a motion to adjourn the meeting, seconded by Lisa Schmidt. The motion carried 8-0, and the meeting adjourned at 8:30 p.m.



Paul Lorey, President

Attest:



~~Lisa Schmidt, Secretary~~ *member*
BLAKE KRUEGER

Recording Secretary, Kathy Pfister