

**MINUTES OF A REGULAR MEETING OF  
THE ADVISORY PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
January 5, 2022**

The Jasper Plan Commission met on Wednesday, January 5, 2022. Notice was given in compliance with Indiana’s Open Meeting Law.

**CALL TO ORDER**

President Paul Lorey called the meeting to order at 7:09 p.m.

**ROLL CALL**

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Ryan Schuetter	✓	—	—
Secretary Lisa Schmidt	—	—	✓
Randy Mehringer	✓	—	—
Josh Premuda	✓	—	—
Blake Krueger	✓	—	—
Greg Schnarr	✓	—	—
Dana Schnarr	✓	—	—
Angel Serrano	—	—	✓
Dan Buck	—	—	✓
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 December 1, 2021, regular meeting were reviewed. Ryan Schuetter made a motion to approve the minutes as mailed. Randy Mehringer seconded it. Motion carried 8-0.

**ELECTION OF OFFICERS FOR 2022**

Randy Mehringer made a motion to nominate Paul Lorey, as President, Ryan Schuetter, as Vice President, and Lisa Schmidt, as Secretary for 2022. Chad Hurm seconded it, and the 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."

**OLD BUSINESS**

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

Michael Patterson, Executive Vice President of Horne Properties, LP, appeared before the board, along with Jeramy Elrod, Project Engineer for Morley, present on behalf of Evansville Teachers Federal Credit Union, to request primary approval of a one-lot subdivision, Liberty Commons. The proposed property is located on a vacant parcel at the northwest corner of Common Drive and Newton Street, just north of the strip center in front of The Home Depot. Plans are to build a branch location on the three-acre lot.

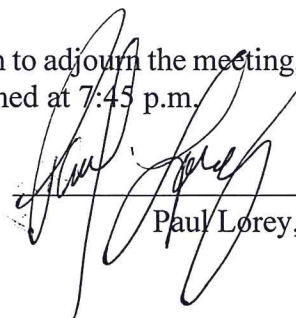
The public hearing was tabled last month following concerns the board had regarding another access off of the highway located so close to a future 44<sup>th</sup> Street and Common Drive intersection. The Commission also questioned the small size of development instead of the full 40 acres owned by the developer, and to future road connections to Mill Street and 44<sup>th</sup> Street and beyond as desired by the City.

Discussion followed. Board member Randy Mehringer said he was concerned that in planning for the future, if a big box store is built and accesses off of 44<sup>th</sup> Street, there would be a gap between 44<sup>th</sup> Street and Common Drive. Mr. Patterson assured the board that as the land is developed and 44<sup>th</sup> Street is extended, Common Drive would be connected to 44<sup>th</sup> Street.

There were no remonstrators present. After addressing all of the previous issues, Greg Schnarr made a motion to close the public hearing, seconded by Ryan Schuetter. The motion carried 8-0. Ryan Schuetter then made a motion to grant primary approval of Liberty Commons, with the condition that when 44<sup>th</sup> Street is extended, Common Drive is connected. Dana Schnarr seconded it. Motion carried 8-0.

**ADJOURNMENT**

With no further discussion, Blake Krueger made a motion to adjourn the meeting, seconded by Chad Hurm. The motion carried 8-0, and the meeting adjourned at 7:45 p.m.

  
\_\_\_\_\_  
Paul Lorey, President

Attest:   
\_\_\_\_\_  
Lisa Schmidt, Secretary

Recording Secretary, Kathy Pfister