

**MINUTES OF A REGULAR MEETING OF  
THE ADVISORY PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
February 2, 2022**

The Jasper Plan Commission met on Wednesday, February 2, 2022. Notice was given in compliance with Indiana’s Open Meeting Law.

**CALL TO ORDER**

President Paul Lorey called the meeting to order at 8:07 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 January 5, 2022, regular meeting were reviewed. Ryan Schuetter made a motion to approve the minutes as mailed. Randy Mehringer seconded it. Motion carried 11-0.

**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**

### **Nathan & Lori Merkley - Family Farm Exception**

Gerald Vonderheide appeared before the board representing Hilly 140 LLC to request a family farm exception to allow a building permit for his daughter and son-in-law, Nathan and Lori Merkley. The property is located at 2050 E SR 164. The Merkleys own two acres of land and plan to build a house. The farm, consisting of 140 acres, has been in the family since 1899. Lori and her husband would be the sixth generation to live there.

Following a brief discussion, Dan Buck made a motion to grant a family farm exception. Blake Krueger seconded it. Motion carried 11-0.

### **Petition of Sultan's Run Golf Club LLC, as owners and petitioners, for approval of the proposed plat of Sultan's Entertaining & Lodging Addition, a subdivision of Bainbridge Civil Township, Dubois County, Indiana, AND petition of Sultan's Run Golf Club LLC, as owners and petitioners, for approval of the proposed Sultan's Entertaining & Lodging Planned Unit Development**

Brad Eckerle, of Brosmer Land Surveying and Engineering, was present on behalf of Sultan's Run Golf Club LLC to request primary approval of a proposed plat, Sultan's Entertaining & Lodging Addition, consisting of two lots. Chris Tretter, co-owner of Sultan's Run, was also present. The proposed property is located at 1490 N. Meridian Road.

Mr. Tretter appeared before the board to give a brief history of the property. He shared that when Steve Braun bought Sultan's Run several years ago, he had a vision to turn the property into a mini resort, something that the local community could enjoy but that would also attract tourism to the area. Approximately 70% of the business currently comes from out of town. Tretter told the board that vision has continued to happen over the years.

Mr. Eckerle displayed the proposed plat and the plan for a Preliminary Planned Unit Development (PUD). The plan includes 10 small cottages, each with two boutique hotel suites within, for a total of 20 rooms. Also planned is a multi-sports entertainment facility, which would provide entertainment for all ages. The facility would include eight simulators for virtual golf, football, baseball, soccer, carnival games, and zombie dodge ball. Food and beverage would also be available. Eckerle explained that the drive is north of the plat and not part of the plat. An off-site easement would allow ingress/egress through that area.

After Mr. Eckerle referenced the utilities, Randy Mehringer inquired whether or not the developer intends to widen Meridian Road. A commitment on the proposed plat states that no widening is to be performed, however, if the PUD is amended and allows a new road to connect to Meridian Road, the owners of Lot 1 & 2 are be committed to widening a quarter mile of road for the frontage of the plat.

There were no remonstrators present. With no more discussion, Ryan Schuetter made a motion to close the public hearing. Lisa Schmidt seconded it. Motion carried 11-0. Ryan Schuetter then made a motion to grant primary approval of the plat, Sultan's Entertaining & Lodging

Addition. Dana Schnarr seconded it. Greg Schnarr abstained from voting due to his position as the County's attorney. Motion carried 10-0.

Lisa Schmidt made a motion to grant approval of the preliminary plan for the Planned Unit Development (PUD) as presented. Blake Krueger seconded it. Greg Schnarr abstained from voting due to his position as the County's attorney. Motion carried 10-0.

**Petition of Premier Property Management Kerstiens Realty (Petitioner) and City of Jasper, Indiana, Redevelopment Commission (Owners), for approval of the proposed plat of Library Square, a subdivision to the City of Jasper, Indiana. A request for waivers will be requested from the City of Jasper's Unified Development Ordinance 16.09.8.A (aka Chapter 9, Section 9.8.A Street Standards) for right-of-way width dedications.**

Brad Eckerle, of Brosmer Land Surveying and Engineering, was present on behalf of Premier Property Management Kerstiens Realty to request primary approval of a proposed plat, Library Square, including waivers for right-of-way width dedications. Developer Ruger Kerstiens was also present. The proposed property is located at 1116 Main Street. A variance was approved at tonight's Board of Zoning Appeals meeting to allow the use of a multi-family dwelling on said property. A variance was also approved regarding the front setback.

The proposed plat was displayed. A waiver request to reduce the right-of-way width is for 20 feet as platted instead of 30 feet required by the ordinance on 11<sup>th</sup> and 12<sup>th</sup> Streets and 20 feet as platted instead of 40 feet for Main and Jackson Streets.

Plans are to construct two townhomes, one on each lot, for a total of 18 units. Some discussion followed. Brian Wright, 1108 Jackson Street, told the board he is not against development on the former library property, however, six units for each townhome would be less congested than nine as is currently proposed.

With no more discussion, Blake Krueger made a motion to close the public hearing. Ryan Schuetter seconded it. Motion carried 11-0. Randy Mehringer then made a motion to grant primary approval of the proposed plat, Library Square, as presented. Greg Schnarr seconded it. Motion carried 11-0.

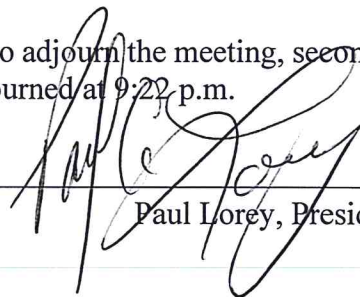
Dan Buck made a motion to grant approval of the waivers as presented. Ryan Schuetter seconded it. Motion carried 11-0.

**New Hire for Community Development and Planning Assistant position**

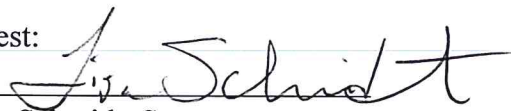
Darla Blazey shared with the board that Becki Moorman has been hired as her new assistant in the department of Community Development and Planning. Ms. Moorman will be replacing Kathy Pfister, who will be retiring March 31, 2022.

**ADJOURNMENT**

With no further discussion, Greg Schnarr made a motion to adjourn the meeting, seconded by Blake Krueger. The motion carried 11-0, and the meeting adjourned at 9:22 p.m.

  
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Paul Lorey, President

Attest:

  
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Lisa Schmidt, Secretary

Recording Secretary, Kathy Pfister