

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

The Jasper Plan Commission met on Wednesday, March 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 7:00 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 February 2, 2022, regular meeting were reviewed. Greg Schnarr made a motion to approve the minutes as mailed. Blake Krueger seconded it. Motion carried 9-0.

**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 K.L. Krodel, LLC-Karen Krodel (Managing Member), as owner and KK Washington Properties, LLC, as petitioner, for a rezoning from B1 (Neighborhood Business) to B3 (General Business)

Doug Mitchell, Cash Waggner & Associates, appeared before the board representing KK Washington Properties, LLC to request a rezone of the property located at 3306 Newton Street from B1 (Neighborhood Business) to B3 (General Business) in order to build a gas station.

Mr. Mitchell displayed a site plan and renderings of the proposed project. Mr. Mitchell noted that the property consists of 5 lots and at this time, the petitioner is not planning to tear down the existing home on the property, as it would create a buffer.

Board member Dan Buck noted his concern about ingress and egress issues. Mr. Mitchell proposed a solution of using three driveways to resolve this potential problem. President Paul Lorey noted this location to have potentially dangerous traffic issues due to the location of the property being directly on the crest of the hill on Highway 231.

President Paul Lorey opened the hearing for public comment. Chara Priddy appeared before the Board in opposition of the proposed rezone. Ms. Priddy stated she and her husband reside at 135 East 36<sup>th</sup> Street and her concerns include the negative affects the gas tanks could impose on neighborhood trees and wildlife, an increase in traffic in the neighborhood, bright lights shining into homes, and the element of gas station patrons in a residential area.

Attorney Renee Kabrick read some letters addressed to the Board from neighboring property owners that were in opposition of the proposed rezone. Adjacent property owner, Willie Haas, who has resided at 3409 Newton Street for 48 years shared his concerns of the proposed gas station being open 24 hours a day and the bright lights at night being an issue.

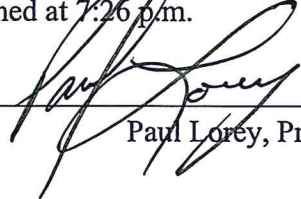
A brief discussion followed. Dan Buck made a motion to close the public hearing. Lisa Schmidt seconded it. Motion carried 9-0. Dan Buck then made an unfavorable recommendation to the Common Council regarding the petitioner's request of a rezone of K.L. Krodel, LLC. Randy Mehringer seconded it. Motion carried 9-0.

### Kathy Pfister - Thank you for service


Darla Blazey reminded the Board that Kathy Pfister would be retiring on March 31, 2022. Ms. Blazey also thanked Kathy for her loyalty, dedication, and 26 ½ years of service to the City of Jasper.

ADJOURNMENT

With no further discussion, Chad Hurm made a motion to adjourn the meeting, seconded by Greg Schnarr. The motion carried 9-0, and the meeting adjourned at 7:26 p.m.

  
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Paul Lorey, President

Attest:

  
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Lisa Schmidt, Secretary

Recording Secretary, Becki Moorman