

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
February 1, 2023**

The Jasper Plan Commission met on Wednesday, February 1, 2023. Notice was given in compliance with Indiana’s Open Meeting Law.

CALL TO ORDER

President Paul Lorey called the meeting to order at 8:09 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	—
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	✓	—	—
Randy Mehringer	✓	—	—
Josh Premuda	—	—	✓
Ann Shappard	✓	—	—
Greg Schnarr	✓	—	—
Lisa Schmidt	—	✓	—
Dan Buck	✓	—	—
Glen Pierce	✓	—	—
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 4, 2023, regular meeting were reviewed. Greg Schnarr made a motion to approve the minutes. Chad Hurm seconded it. Motion carried 8 -0.

RANDY MEHRINGER RETIREMENT

Mayor Dean Vonderheide recognized Randy Mehringer for 28 years of service to the City of Jasper while serving on the Jasper Plan Commission. Mayor Vonderheide noted that Mr. Mehringer had decided to retire his position on the Board and presented him with a years of service certificate.

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

Minor Plat Application - TRS Land Development, Inc. - Timber Ridge Estates

Phil Buehler, Brosmer Land Surveying & Engineering, was present on behalf of TRS Land Development, Inc., which is located at the end of Grandview Drive, north of Timber Ridge Estates. Mr. Buehler noted that Roger Seger, President, and sole owner was also in attendance.

Mr. Buehler explained the property would be platted as Timber Ridge Estates IV and is zoned R-1. Mr. Buehler presented a review from last month’s Plan Commission meeting where two waivers were approved and one was tabled. Waivers approved were for a private sanitary sewer easement as well as allowance of 830 feet in length of the proposed cul-de-sac.

The waiver that was tabled was to allow a T-shape turnaround on the existing cul-de-sac with an outside radius of less than 50 feet. Mr. Buehler noted the revised tabled waiver request has been reviewed with the Jasper Street Department as well as City Engineering and the proposed cul-de-sac will be improved with curb and gutter and new surface and also approved to be less than the required 50-foot radius.

After further discussion, Greg Schnarr made a motion to close the public hearing. Glen Pierce seconded it. Motion carried 8-0. Dan Buck made a motion to approve the tabled waiver requested to allow the revised cul-de-sac with an outside radius less than 50 feet. Blake Krueger seconded it. Motion carried 8-0.

NEW BUSINESS

Ann Neal Corporation, petitioner, for a rezoning from R-2 (Single Family Residential) to B-3 (General Business)

Phil Buehler, Brosmer Land Surveying & Engineering, was present on behalf of Ann Neal Corporation, owned by Jeff and Monica Tunks. Mr. Buehler noted that Jeff Tunks was in attendance as well. The lot west of Batteries Now, sits at 0.6 acres and is currently zoned R-2 and the request is to re-zone to B-3 to match the use of surrounding tracts.

President Lorey asked if there were remonstrators present. Darla Blazey, Director of Community Development and Planning, read a remonstrations letter from David Harder, owner of David’s Salon, stating his property adjoins the petitioners. The letter noted his opposition to re-zone due to limited parking availability.

After further discussion, Greg Schnarr made a motion to close the public hearing. Dana Schnarr seconded it. Motion carried 8-0. Greg Schnarr then made a motion to favorably recommend that the Common Council of the City of Jasper re-zone the vacant property fronting on 26th Street from R-2 (Single-Family Residential) to B-3 (General Business). Ann Shappard seconded it. Motion carried 8-0.

Servus, Inc., as owner and Raghbir Singh, petitioner, for a rezoning of Lot 1 and Part of Lot 4 of BR Subdivision from B1 (Neighborhood Business) to B3 (General Business)

Phil Buehler, Brosmer Land Surveying & Engineering, was present on behalf of Carol Meyer with Servus, Inc. as owner, and Raghbir Singh as petitioner. Mr. Buehler noted the request is to re-zone Lots 1 and 4 of the subject tracts of land at 4201 Manheim Road from B-1 to B-3. Mr. Buehler stated there is a proposed use for a gas station if re-zoned. According to the plat of the property, Restrictive Covenant 1 states all lots shall be zoned B-3 (Business District) and it is unclear why the city's current zoning map reflects B-1.

President Lorey asked if there were remonstrators present. Jeff Theising, Street Commissioner noted that as he is not opposed to adding a service station, however adding a service station at this location is going to increase traffic at two of the worst intersections in the City of Jasper. Mr. Buehler reported an increase of 200-300 vehicles a day. Darla Blazey suggested recommending a re-zone of Lot 1 to B-3 and leave Lot 4 as B-1 due to the size requirement of a B-3. Mr. Buehler withdrew the petitioner's request to re-zone Lot 4.

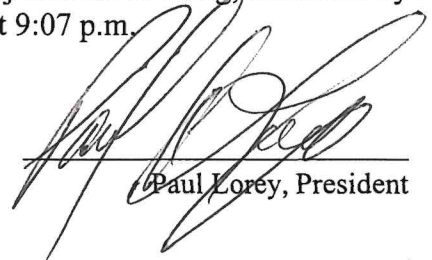
After further discussion, Dan Buck made a motion to close the public hearing. Greg Schnarr seconded the motion. Motion carried 8-0. Blake Krueger made a motion to favorably recommend to rezone Lot 1 of BR Subdivision to the Common Council of the City of Jasper, the property located at 4201 Manheim Road in Jasper from B-1 to B-3. Greg Schnarr seconded it. Motion carried 8-0.


Board of Zoning Appeals Vacancy

President Lorey noted that that Randy Mehringer's retirement from the Plan Commission, leaves an open Plan Commission appointment to the Board of Zoning Appeals and opened the floor for nominations. Greg Schnarr nominated Blake Krueger to fill this opening. Ann Shappard seconded it. Motion carried 8-0.

ADJOURNMENT

With no further discussion, Dan Buck made a motion to adjourn the meeting, seconded by Glen Pierce. The motion carried 8-0, and the meeting adjourned at 9:07 p.m.


Paul Lorey, President

Attest:

Dana Schnarr, Secretary

Recording Secretary, Becki Moorman