

**MINUTES OF A REGULAR MEETING OF
THE ADVISORY PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
December 6, 2023**

The Jasper Plan Commission met on Wednesday, December 6, 2023. Notice was given in compliance with Indiana’s Open Meeting Law.

CALL TO ORDER

Vice President Blake Krueger called the meeting to order at 7:58 p.m.

ROLL CALL

	In person	By Zoom	Absent
President Paul Lorey	✓	—	✓
Vice President Blake Krueger	✓	—	—
Secretary Dana Schnarr	✓	—	—
Josh Premuda	✓	—	—
Ann Shappard	✓	—	—
Greg Schnarr	—	—	✓
Lisa Schmidt	✓	—	—
Dan Buck	—	—	✓
Glen Pierce	✓	—	—
Kim Hagan	✓	—	—
City Engineer Chad Hurm	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—
City Attorney Renee Kabrick	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the November 1, 2023, regular meeting were reviewed. Glen Pierce made a motion to approve the minutes. Lisa Schmidt seconded it. Motion carried 8-0.

STATEMENT

Vice President Blake Krueger 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

Gregory Highsmith as owner, and Ben Klipsch, JSP Newton Street LLC, as petitioner, for a rezoning from R3 (Single-Family Residential) to B3 (General Business) 2426 Newton Street

Jim Morely, Jr. with Morely Architects-Engineers-Surveyors was present on behalf of Ben Klipsch, JSP New Street LLC with a petition to request a rezone of 2426 Newton Street from R3 to B3. The Board of Zoning Appeals voted to allow a drive through only coffee shop at this location at the meeting held December 6, 2023 at 6:30 PM.

Mr. Morely noted that this property operated as a chiropractic office for many years, which is consistent with B3 zoning. Thus, the neighboring property owners have been adjacent to B3 use for many years. Vice President Krueger asked if there were remonstrators present. As there were none, Chad Hurm made a motion to close the public hearing. Glen Pierce seconded the motion. Motion carried 8-0. Dana Schnarr then made a motion to make a favorable recommendation to City Council to allow the rezone. Ann Shappard seconded the motion. Motion carried 8-0.


Review Unified Development Ordinance 2024 Update Revisions

City Attorney Renee Kabrick reported that all Unified Development Ordinance Matrix corrections were complete as well as adding Post and Panel Sign language. After further discussion, Glen Pierce made a motion to accept the proposed changes and grant a favorable recommendation to City Council. Chad Hurm seconded it. Motion carried 8-0.

ADJOURNMENT

With no further business at hand, Dana Schnarr made a motion to adjourn the meeting, seconded by Josh Premuda. The motion carried 8-0, and the meeting adjourned at 8:25 p.m.


Blake Krueger, Vice President

Attest:

Dana Schnarr, Secretary

Recording Secretary, Becki Moorman