

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING
March 6, 2024**

The Board of Zoning Appeals met on Wednesday, March 6, 2024. Notice was given in compliance with Indiana’s Open Meeting Law.

CALL TO ORDER

Chairman Anthony Seng called the meeting to order at 6:30 p.m.

ROLL CALL

	In person	By Zoom	Absent
Chairman Anthony Seng	✓	—	—
Secretary Dan Buck	—	—	✓
Julie Dutchess	✓	—	—
Blake Krueger	✓	—	—
Dennis Tedrow	✓	—	—
City Attorney Renee Kabrick	✓	—	—
Director of C.D./Planning Josh Gunselman	✓	—	—

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE MINUTES

Minutes of the February 7, 2024, regular meeting were reviewed. Julie Dutchess made a motion to approve the minutes. Blake Krueger seconded it. Motion carried 4-0.

STATEMENT

Chairman Anthony Seng 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 V, Sections 2, 3 and 4 of the BZA 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 Chairman’s discretion. Such time limits may be increased by a majority vote of the board members present.”

Josh Gunselman, Director of Community Development and Planning noted that the signs location is outside the site visibility triangle.

Chairman Seng asked if there were remonstrators present. As there were none, Blake Krueger made a motion to close the public hearing. Dennis Tedrow seconded it. Motion carried 4-0. Dennis Tedrow then made a motion to approve the variances allowing a pole/pylon sign to exceed the maximum surface area and not meet the minimum height requirement. Blake Krueger seconded it. Motion carried 4-0.

Richard Lloyd, as owner and petitioner, for a variance from 16.07.10.A.4 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow an accessory structure to not be subordinate in height to the primary structure, and a variance from 16.07.10.A.8.a.1 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow an accessory structure constructed of metal vertical materials, and a variance from 16.07.10.A.8.a.2 aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to allow an accessory structure constructed with metal roofing materials

Richard Lloyd was present to request variances to allow an all-metal accessory structure, and to exceed height requirements on his property at 1725 Gregory Lane. Mr. Lloyd explained that the structure would be 40 feet x 60 feet and would serve as storage as well as 900 square feet of living quarters for his in-laws. Mr. Lloyd explained that Graber Post and Schmidt Electrical would be the contractors and his plans were to match the color scheme of the primary structure. Mr. Lloyd noted that there were other similar metal accessory structures in Deer Creek. He stated he was grateful for his neighbor's input.

Chairman Seng confirmed the primary residence is 4,150 square feet and the proposed accessory structure would be 2,400 square feet with 14 feet tall garage doors. Julie Dutchess asked if Mr. Lloyd was aware of neighborhood rules or Convenances. Josh Gunselman read a portion of Deer Creek Convenances that stated that additional living quarters outside the primary residence were prohibited.

Chairman Seng asked if there were remonstrators present. Audra Jahn, 1747 Gergory Lane, introduced herself and reported her property is to the immediate west of the proposed structure. She proceeded to read a letter she sent to Community Development and Planning explaining her and her husband's opposition to allowing the proposed structure. Alan Smock, 1611 Gregory Lane, introduced himself and noted that he strongly agreed with Ms. Jahn's comments and letter. Abby Rumbach, 1650 Gregory Lane, shared her opposition to the proposed pole barn being permitted and read a letter she sent to Josh Gunselman which explained concern of allowing the proposed pole barn structure. Don Vennekotter, 1829 Gregory Lane, introduced himself and reported he has lived in Deer Creek for over 23 years and expressed his appreciation of the neighborhood and fear that allowing a metal pole barn structure possibly deteriorating the cohesiveness of Deer Creek. Roger Vollmer, 1750 Gregory Lane, introduced himself and noted his strong opposition to the proposed structure being permitted in Deer Creek. Elaine Weinberg, 1675 Gregory Lane, introduced herself and shared a letter she had submitted noting concerns of how future owners of the petitioners property use the metal pole barn, and also concerns of what type of equipment might be stored, as well as concerns of how allowing such a structure might affect the value of surrounding homes. Brett Knies, 1999 Gregory Lane, introduced himself and share concerns of how a metal pole barn building would decrease the value of his and surrounding properties. Kyle Kuczynski, 41 Hannah Lane, introduced himself and noted his support of previous comments and letters submitted. Phil Seger, 32 Sarah Court, introduced himself and noted that he echoed all previous neighbor's comments and asked the Board

to recognize the Convenances set for Deer Creek. Mr. Seger asked for clarification on the proposed accessory structure square footage. After further review, instead of the 2,400 square feet reported, it would actually be 3,120 square feet including the overhang. Audrey Brames, 1640 Gregory Lane, introduced herself and noted her concerns of the size and metal materials for the proposed structure. Josh Gunselman then read a letter submitted by Matt and Danna Sermersheim expressing the same concerns as previous remonstrators.

Blake Krueger made a motion to close the public hearing. Dennis Tedrow seconded the motion. Motion carried 4-0. After further discussion, Mr. Lloyd reported that he and his wife would like to be good neighbors and follow standards set in place and withdraw his petition. Blake Krueger made a motion to allow Mr. Lloyd to withdraw all variances requested. Dennis Tedrow seconded the motion. Motion carried 4-0.

Amy Brown, as petitioner, and Industrial Investment, as owner, for a special exception from 16.04.10.B aka Chapter 4 Districts, Neighborhood Business (B1), B (Special Exception Uses) of the City's Unified Development Ordinance to allow an animal boarding/kennel (small) in a B1 zone

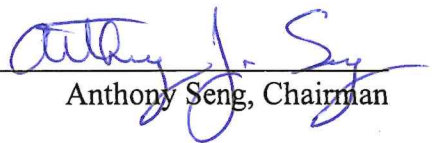
Amy Brown introduced herself and shared her plans to open an animal boarding kennel in a B1 Zone. The property is located at 1500 S Meridian Road. The business would utilize 12,000 square feet of the building. Hours of operation would be 7:00 am to 10:00 am drop off, and pick up from 3:00 pm to 6:00 pm., Monday through Friday. Weekends would be used for 24 hour boarding only. Ms. Brown reported that her plans included 50 total kennels.

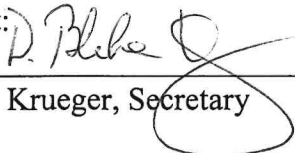
Josh Gunselman noted that Ms. Brown's special exception petition advertised a small kennel and her proposed plans included 50 kennels. Ms. Brown was advised she would need to apply for a variance to operate a large kennel in a B1 Zone and appear at the April 3, 2024, Board of Zoning Appeals meeting.

Blake Krueger made a motion to close the public hearing, seconded by Julie Dutchess. Motion carried 4-0. Julie Dutchess then made a motion to approve the special exception to allow a small animal boarding/kennel in a B1 Zone. Blake Krueger seconded the motion. Motion carried 4-0.

ADJOURNMENT

With no further discussion, Blake Krueger made a motion to adjourn the meeting, seconded by Dennis Tedrow. Motion carried 5-0, and the meeting adjourned at 8:00 p.m.


Anthony Seng, Chairman

Attest: 
Blake Krueger, Secretary

Recording Secretary, Becki Moorman