

**MINUTES OF A REGULAR MEETING OF  
THE ADVISORY PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
May 1, 2024**

The Jasper Plan Commission met on Wednesday, May 1, 2024. 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 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 April 3, 2024, regular meeting were reviewed. Josh Premuda made a motion to approve the minutes. Glen Pierce seconded it. Motion carried 9-0.

**NEW BUSINESS**

**Krempp Corporation and Flaherty & Collins Properties, - PUD Final Detailed Plan (1224 Mill Street**

Bill Kaiser appeared before the board on behalf of Krempp Corporation and Flaherty & Collins Properties, requesting a favorable recommendation be made to Jasper Common Council for a re-zone to a Planned Unit Development of the former Indiana Furniture property located at 1224 Mill Street. Dani Miller with Flaherty & Collins, and Ted Krempp were also present.

Mr. Kaiser distributed binders and reported all requirements had been met, surrounding property owners were notified, and the Notice of Public Hearing was published in The Herald. The property was recently granted approval to re-plat into four lots: with the primary structure sitting on Lot 1. Lot 2 along Vine Street, Lot 3 as an area to be developed, and lot 4. Mr. Kaiser

confirmed that development plans had not changed since last month's meeting and the complex would still be converted into approximately 150 apartment units.

Dani Miller, Flaherty & Collins Properties introduced herself and noted that they had been working with an assigned architect on elevations. Ms. Miller also shared photos and details of several historic renovations managed by Flaherty & Collins.

President Lorey opened the public hearing. Todd Fromme, owner of a neighboring building on Vine Street, introduced himself and noted his concern regarding concerns of too many parking spots for this project. City Attorney Renee Kabrick stated that re-zoning to a Planned Unit Development would allow the parking standards to be regulated by an Ordinance and the developer would be required to follow the City of Jasper's guidance on those requirements. As no other remonstrators were present, Dan Buck made a motion to close the public hearing. Ann Shappard seconded it. Motion carried 9-0. After further discussion, Blake Krueger made a motion to make a favorable recommendation of the proposed Planned Unit Development to Common Council. Dan Buck seconded it. Motion carried 9-0.

### **Steve Dills Resignation**

Josh Gunselman reported that Steve Dills would be retiring effective June 28, 2024 as the Planning and Development Department's Planning Technician. Mr. Gunselman thanked him for his commitment and dedication to improving processes.

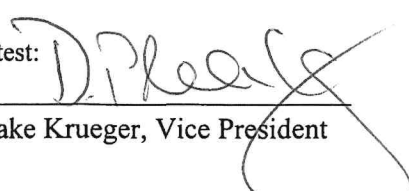
### **Dan Buck Resignation**

Josh Gunselman thanked Dan Buck for his 11 years of dedicated service as a member of the Jasper Plan Commission. Dan Buck's retirement is effective June 1, 2024. Mayor Vonderheide presented Mr. Buck with a certificate and again thanked him for his years of service to the City of Jasper.

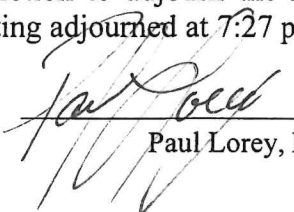
### **ADJOURNMENT**

With no further business at hand, Dan Buck made a motion to adjourn the meeting, seconded by Blake Krueger. The motion carried 9-0, and the meeting adjourned at 7:27 p.m.

Attest:

  
Blake Krueger, Vice President

Recording Secretary, Becki Moorman

  
Paul Lorey, President