

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

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

CALL TO ORDER

Vice Chairman Dennis Tedrow called the meeting to order at 6:30 p.m.

ROLL CALL

	In person	By Zoom	Absent
Chairman Anthony Seng	✓	—	—
Gerry Miller	—	—	✓
Julie Dutchess	✓	—	—
Secretary 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 October 2, 2024, regular meeting were reviewed. Blake Krueger made a motion to approve the minutes. Julie Dutchess 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 there to, 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.”

NEW BUSINESS

Phillip J Kidwell, as owner and petitioner, for a variance from 16.07.10.A. aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to construct an accessory structure on a vacant lot without a primary structure

Phil Kidwell was present on behalf of his petition filed to allow an accessory structure on a lot without a primary structure. Mr. Kidwell resides at 3516 Villa Drive and owns several adjacent lots in Victory Villa Sixth addition, including lots #172, #173, and #174. He reported that all three of these adjoining lots had recently been combined for tax purposes. Mr. Kidwell would like to place a 14 by 24-foot accessory structure on these combined lots.

Chairman Seng asked if there were remonstrators present. As there were none, Blake Krueger made a motion to close the public hearing. Julie Dutchess seconded it. Motion carried 4-0. After further discussion, Julie Dutchess made a motion to approve the Variance allowing an accessory structure on a lot without a primary structure. Blake Krueger seconded it. Motion carried 4-0.

Mark A. Sanders, as owner and petitioner, for a variance from 16.07.10.A. aka Chapter 7 Development Standards, Accessory Uses and Structures, (Allowance), of the City of Jasper's Unified Development Ordinance to construct an accessory structure on a vacant lot without a primary structure

Mark Sanders was present on behalf of his petition filed to allow an accessory structure on a lot without a primary structure. Mr. Sanders home is located at 701 Keusch Lane in Brookstone Estates IV on Lot #20 and he owns the lot directly behind to the west, Parcel No. 19-06-32-500-007.038-021. Mr. Sanders provided a Statement of Commitments letter noting that Mr. Sanders will not sell the adjacent lot apart from lot #20.

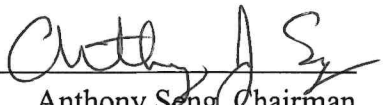
Chairman Seng asked if there were remonstrators present. As there were none, Dennis Tedrow made a motion to close the public hearing, seconded by Julie Dutchess. Motion carried 4-0. After further discussion, Blake Krueger made a motion to approve the variance to allow an accessory structure on a vacant lot contingent on the Commitment letter being recorded. Dennis Tedrow seconded the motion. Motion carried 4-0.

PLANNING DEPARTMENT UPDATE

Josh Gunselman, Director of Community Development and Planning reported that he has been working with a group of students from Indiana University's Kelley School of Business Graduate Accounting Program. He invited the Board to attend a presentation of their research regarding infill housing strategies and recommendations for the City of Jasper on November 20, 2024, at 4:00 pm at City Hall Council Chambers.

ADJOURNMENT

With no further discussion, Dennis Tedrow made a motion to adjourn the meeting, seconded by Blake Krueger. Motion carried 4-0, and the meeting adjourned at 6:45 p.m.



Anthony Seng, Chairman

Attest:



Blake Krueger, Secretary

Recording Secretary, Becki Moorman