

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA, AND PUBLIC HEARING  
February 5, 2025**

The Board of Zoning Appeals met on Wednesday, February 5, 2025. Notice was given in compliance with Indiana's Open Meeting Law.

**CALL TO ORDER**

Chairman Blake Krueger called the meeting to order at 6:30 p.m.

**ROLL CALL**

	In person	By Zoom	Absent
Blake Krueger, Chairman	✓	—	—
Dennis Tedrow, Vice Chairman	✓	—	—
Julie Dutchess, Secretary	✓	—	—
Gerry Miller	✓	—	—
Andy Smith	✓	—	—
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 January 8, 2025, regular meeting were reviewed. Dennis Tedrow made a motion to approve the minutes. Andy Smith seconded it. Motion carried 5-0.

**STATEMENT**

Chairman 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 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

**City of Jasper Municipal Utilities, as owner and petitioner, for a variance from 16.04.05.C. aka Chapter 4 Districts, Low Density Residential (R-1), District Standards, of the City of Jasper's Unified Development Ordinance to allow a structure to not meet the required minimum front setback for minor arterial road, and a variance from 16.07.18.C.3.d.1 aka Chapter 7 Development Standards, Design Standards, Nonresidential, Applicability, Vehicular Access, to allow curb cuts to be within 100 feet of an intersection of a local street, and a variance from 16.07.14.E.2 aka Chapter 7 Development Standards, Fence and Wall Standards, Nonresidential/Nonagricultural, height and Location Limits, to allow a fence to exceed six feet in height in a side or rear yard**

Rob Young, General Manager, City of Jasper Municipal Utilities was present on behalf of petitions filed for three variances required for a new substation on the North side of Jasper. Aimed at grid resilience and creating back up for excess capacity. The project is part of the capital expenditure planning for utilities. Mr. Young reported that the proposed site for the substation is ideal as there were limited options in terms of where it could be located.

Mr. Young explained that plans, include the fence surrounding the substation will be graffiti deterrent and 10 feet in height is more than adequate. Stan Seifert, Manager of Jasper Electric Department introduced himself and reported that the North side of Jasper is getting pretty loaded and taxing the current substation on Mill Street.

Josh Gunselman, Director, Community Development and Planning, noted that the Board was not required to consider and vote on location but asked to consider the three variances requested. Dennis Tedrow asked how large of an area is being considered for the location. City Attorney Renee Kabrick reported that the proposed location is just under four acres. Blake Krueger asked if site visibility issues had been reviewed. Mr. Gunselman noted the plans did not create an issue for site visibility.

Chairman Krueger opened the public hearing. As there were no remonstrators present, Dennis Tedrow made a motion to close the public hearing, seconded by Julie Dutchess. Motion carried 5-0. After further discussion, Gerry Miller made a motion to approve the variance to allow a structure to not meet the required minimum front setback for a minor arterial road. The motion was seconded by Julie Dutchess. Motion carried 5-0. Dennis Tedrow made a motion to allow curb cuts to be within 100 feet of an intersection of a local street. Gerry Miller seconded it. Motion carried 5-0. Andy Smith then made a motion to allow a fence to exceed six feet in height in a side or rear yard. Dennis Tedrow seconded the motion. Motion carried 5-0.

**Christopher L. & Dawn C. Tretter, as petitioner, and Sultan's Runn Golf Club LLC, as owner, for a variance from 16.7.10.B. aka Chapter 7 Development Standards, Accessory Uses and Structures, of the City of Jasper's Unified Development Ordinance to allow an accessory structure forward of the front building lines of the principal building**

Chris Tretter, owner and petitioner, was present on behalf of his petition filed for a variance to allow an accessory structure to be forward of the principal building. Mr. Tretter explained that his home recently sold, and he plans to build a home on a lot that he owns adjacent to Sultan's Run Golf Course. All existing structures on the property will be removed and the new construction will improve the property. He also noted that plans include a brick ranch style home, and the accessory structure will resemble a horse barn.

Brad Eckerle, Brosmer Land Surveying & Engineering was also present and reported that the proposed construction and improvements include no modifications that would create a negative impact to the public. Mr. Eckerle noted that the area is zoned A-1 and building plans will maintain residential guidelines. Chairman Krueger opened the public hearing and as there were no remonstrators present, Dennis Tedrow made a motion to close the public hearing. Seconded by Julie Dutchess. Motion carried 5-0.

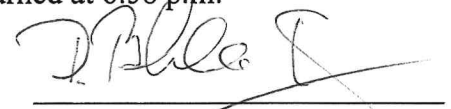
After further discussion, Dennis Tedrow made a motion approve the requested variance to allow an accessory structure to be forward of the principal building. Andy Smith seconded the motion. Motion carried 5-0

**Jasper INsight**

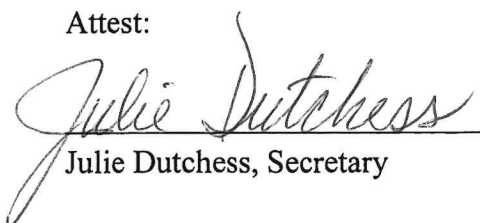
Josh Gunselman, Director of Community Development and Planning discussed a new app for the City of Jasper called "Jasper INsight". Mr. Gunselman explained that the app is a natural extension of City website that connects fairly seamlessly with our existing social media channels and can be accessed for important City of Jasper news and updates.

**ADJOURNMENT**

With no further discussion, Gerry Miller made a motion to adjourn the meeting, seconded by Dennis Tedrow. Motion carried 5-0, and the meeting adjourned at 6:58 p.m.

  
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Blake Krueger, Chairman

Attest:

  
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Julie Dutchess, Secretary

Recording Secretary, Becki Moorman