

AGENDA
LOGANSPORT BOARD OF ZONING APPEALS
Monday, June 15, 2026
4:00 PM

City Council Chambers
3rd Floor City Building
601 E. Broadway

ROLL CALL

MINUTES: April 20, 2026

PUBLIC HEARINGS:

Case #26-04 The petition of Harold Price requesting various Variances from Developmental Standards to place a shed and not meet the 10ft separation requirement and have lesser rear yard setback. The property is located at 2525 Stadium Street, Logansport, IN 46947 and is zoned R2, Low Density Residential.

Case #26-05 The petition of Sam Miller (contractor for Diana Hileman) requesting various Variances from Developmental Standards to remove an existing deck and rebuild to similar size in same place with code compliant ramp. The property is located at 1238 Chicago Street, Logansport, IN 46947 and is zoned R3, Medium Density Residential.

Case #26-08 The petition of Alec Eurit requesting Use Variance and possible various variances to allow living on the first floor in Downtown Overlay District, lesser landscaping that allowed, and exceed signage allowed. This property is located at 517 High St, Logansport, IN 46947 and is zoned B2-Central Business District.

REPORTS: None

OLD BUSINESS: None

NEW BUSINESS: None

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE

ADJOURNMENT

LOGANSPORT BOARD OF
ZONING APPEALS
MEMBERS:

Memi Rennewanz, President
(Mayor Appt. Citizen 1/2024
– 1/2028)

Tom Nelson, Vice President
(Mayor Appointed LPC
1/2024 – 1/2028)

Judy Burkhart,
Secretary (LPC Appt. 1/2026
– 1/2030 Fringe Member)

Stephanie Helton
(Mayor Appt Citizen
3/2025 – 2/2028)

Tom Howell (City Council
Appt. Citizen 1/2026 –
1/2030)

John Brown (LPC Appt –
Fringe, Alternate 1/2026 –
1/2030)

IF YOU ARE UNABLE TO ATTEND
PLEASE CALL (574)753-7775

MINUTES
LOGANSPORT BOARD OF ZONING APPEALS
Monday, April 20, 2026

The meeting of the Logansport Board of Zoning Appeals was called to order by Memi Renewanz at 4:00 PM in the City Council Chambers, third floor, City Building, 601 E. Broadway, Logansport, IN.

ROLL CALL:

Members present: Memi Renewanz, Judy Burkhart, Stephanie Helton, and Tom Nelson

Members absent: Tom Howell

Staff present: Arin Shaver, Jamey Harper and Jamie Moore, Recording Secretary

PUBLIC IN ATTENDANCE: See sign in sheet

ACTION ON MINUTES: The minutes from March 16, 2026 were presented. Tom Nelson motioned to approve the minutes and Judy Burkhart second the motion. The minutes were approved.

Memi Renewanz asked if any members been in contact with the petitioners, advocates or opponents of these cases. All stated no.

Memi Renewanz asked if proper notification been made and do we have proper verification in all cases on today's docket. All stated yes.

All wishing to speak were sworn in.

Case #26-03– Continued - The petition of Milestone Development (Lighthouse Storage) requesting addition to Use Variance and various Variances from Developmental Standards for an addition to existing building to add more self-storage units. The property is located at 2625 E Market Street, Logansport, IN 46947 and is zoned B3, Planned Business District. Jamey Harper added additional photos.

Memi Renewanz asked the petitioner to step forward and state your name and address. David Bosma, 1440 10th Tell City, IN. The petitioner stated he would like to add on to the existing building for more self-storage units. The petitioner stated regarding the guardrail, we will not be going with that due to not enough traffic and the cost is around \$20,000.

Steph Helton stated its not so much the amount of traffic, it's that one vehicle that could get damage.

Arin Shaver stated that all the Planning Department could do, is mandate that no permits can be pulled until there is a separation with the two properties. The only issue would be what type of fence.

Memi Renewanz asked if there were any correspondence. Jamey Harper read a letter from LU stating there wouldn't be a concern regarding water-run off.

Memi Rennewanz asked if there were any questions from the board or audience.

Tom Nelson asked where are the property lines. Arin Shaver stated that on Elevate, they are not exact. Tom Nelson stated that both business owners should share the cost of the fence.

Tom Nelson stated there is typically requirements for a privacy fence, that the smooth side faces the neighbor.

Arin stated that yes, we do have requirements for a privacy fence but not on a guard rail, so if the board would want to put a stipulation on that, they can.

Kevin Kniesly, 1015260 Plymouth (the neighboring business; Cass County Tire). stated he would pave the parking lot and add lines for parking. He would like to see a fence of some type that would be sturdy enough so nothing could damage his cars.

Judy Burkhart asked Mr. Kniesly if he was willing to share the cost. Mr. Kniesly stated he doesn't want to but if he has to, he will.

Mr. Bosma stated that he would split the cost; he would do 85' of fencing and the remaining 85' would be on Mr. Kniesly.

Memi Rennewanz asked the secretary to read the conditions and commitments.

CONDITIONS OF APPROVAL:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

COMMITMENTS OF APPROVAL:

1. That if lighting becomes an issue that the petitioner will work with Planning Staff.
2. That a continuous metal guardrail will be provided. That will be 85' south from the easement, if more; will work together.

The petitioner agrees to these conditions and commitments.

Steph Helton motioned to bring case 26-03 to a vote and Judy Burkhart second the motion. Findings of Fact and Roll call vote was taken and case 26-03 was approved.

OLD BUSINESS: None

NEW BUSINESS: None

FLOOR IS OPEN TO THE PUBLIC IN ATTENTION:

ADJOURNEMENT:

There was no further business and the meeting was adjourned at 4:42pm.

LBZA Official

LBZA Official

Recording Secretary

This staff report is prepared by the Logansport - Cass County Planning Department to provide information to the Board of Zoning Appeals to assist them in making a recommendation on this application. It may also be useful to members of the public interested in this application.

SUMMARY FACTS:

PETITIONER:	Harold Price
SUBJECT SITE:	2525 Stadium Drive, Logansport, IN 46947
REQUEST:	various Variances from Developmental Standards
PURPOSE:	To place a shed and not meet 10ft separation requirement and to have lesser rear yard setbacks.
ZONING:	R2 – Low Density Residential District
LOCATION:	South east corner of Stadium Drive and Glenway Drive
FUTURE LAND-USE MAP:	Suburban Residential
SURROUNDING LAND	North: R2 – Low Density Residential District
USES AND ZONING:	South: R2 – Low Density Residential District
	East: R2 – Low Density Residential District
	West: R2 – Low Density Residential District

ANALYSIS: The petitioner is requesting various Variances from Developmental Standards to replace a shed that was taken down by the wind storms. The previous shed had been there for many years so it was considered legal non-conforming. Since that shed is no longer there, the new shed will have to meet today's standards. The new shed will be 10ft x 12ft = 120sqft. The shed will be closer to than 10ft to the house and be less than 1ft from the side property line (south).

Comprehensive Plan: *Suburban Residential: Suburban residential is land that is developed with single-family residential units. Single-family dwellings are detached and are often part of a subdivision development, but not always. Net densities will range up to eight per acre.*

Setback Standards – R2 District

Front Yard – 45ft

- The petitioner will meet this standard. The shed will not go closer to either street (Stadium Dr or Glenway Dr) than the house.

Side Yard – 7ft

- The petitioner is proposing less than 1ft from the property line to the south.
 - Please note: that a lot located at the intersection of two (2) or more street rights-of-way is a Corner Lot. Corner lots have two (2) front yard setbacks and two (2) side yard setbacks.

VDS: 7ft setback

Separation Standards – R2 District

Minimum structure separation-Primary structure to accessory structure – 10ft

- Petitioner is proposing 1ft from the house.
 - Please note that the petitioner may have to add a fire separation wall in the shed per the Building Commissioner.

The petitioner stated that there is no other location on the property to place the shed since the property is a corner lot and the lot is not big. There is a utility easement to the east of the house that does not allow for the shed to be located there.

FINDINGS OF FACT:

Based on facts given the Board must consider the following finding of facts for this request:

1. Will the approval of this variance request be injurious to the public health, safety, morals and the general welfare of the community? YES ()* NO ()
2. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner if the petition is approved? YES ()* NO ()
3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property involved in the petition? YES () NO ()*

If any one of your answers above is followed by an asterisk, under State Law (IC 36-7-4-918.5) you must deny the variance request.

CONDITIONS OF APPROVAL:

Staff is recommending neither approval nor denial yet should the Board approve the petition, Staff recommends the following conditions. If additional conditions are given during the public hearing, they shall be added to the following:

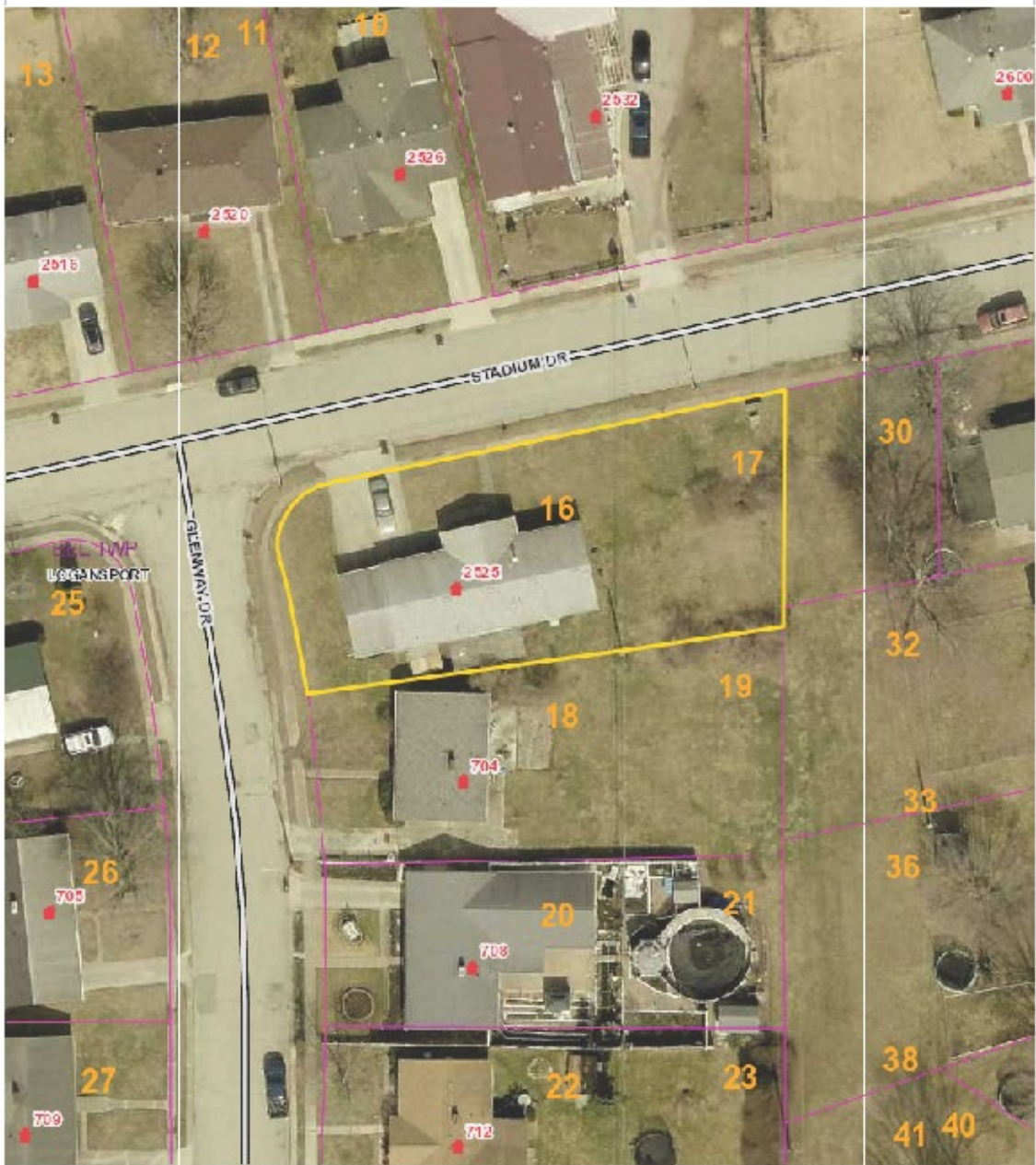
1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

COMMITMENTS OF APPROVAL:

Staff is not recommending approval or denial. If commitments are given during the public hearing, they shall be given as written commitments and be signed, notarized, and recorded.

LOCATION MAP:





SITE PLAN:



This staff report is prepared by the Logansport - Cass County Planning Department to provide information to the Board of Zoning Appeals to assist them in making a recommendation on this application. It may also be useful to members of the public interested in this application.

SUMMARY FACTS:

PETITIONER: Sam Miller (contractor for Diana Hileman)

SUBJECT SITE: 1238 Chicago Street, Logansport, IN 46947

REQUEST: various Variances from Developmental Standards

PURPOSE: to remove an existing deck and rebuild to similar size in same place with code compliant ramp that will exceed lot coverage allowed.

ZONING: R3 – Medium Residential District

LOCATION: Southeast corner of Chicago St and Columbia St

FUTURE LAND-USE MAP: Suburban Residential

SURROUNDING LAND USES AND ZONING: North: R3 – Medium Density Residential District
South: R3 – Medium Density Residential District
East: R3 – Medium Density Residential District
West: R3 – Medium Density Residential District

ANALYSIS: The petitioner is requesting various Variances from Developmental Standards to remove a deck and rebuild in the same location. The deck will be similar in size to the existing deck. There will be a ramp attached to the deck. The proposed deck will exceed the maximum lot coverage allowed. The deck will be 12ft x 11ft = 132sqft. The current deck is 176sqft.

Comprehensive Plan: Suburban Residential: Suburban residential is land that is developed with single-family residential units. Single-family dwellings are detached and are often part of a subdivision development, but not always. Net densities will range up to eight per acre.

Maximum Lot Coverage Standards – R3 District
40% coverage allowed

- The petitioner is proposing 46.6% lot coverage.
 - The lot area is 4320sqft. The coverage with new deck is 2013sqft. (2013÷4320=46.6)
 - Please note that the property exceeds the 40% lot coverage allowed with the existing deck. 47.6% lot coverage. Without a deck, the property still exceeds the 40% lot coverage allowed with 43.5%.

VDS: 6.6% lot coverage

All other developmental standards can be met such as setbacks, height, etc.

FINDINGS OF FACT:

Based on facts given the Board must consider the following finding of facts for this request:

1. Will the approval of this variance request be injurious to the public health, safety, morals and the general welfare of the community? YES ()* NO ()
2. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner if the petition is approved? YES ()* NO ()

3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property involved in the petition? YES () NO ()*

If any one of your answers above is followed by an asterisk, under State Law (IC 36-7-4-918.5) you must deny the variance request.

CONDITIONS OF APPROVAL:

Staff is recommending neither approval nor denial yet should the Board approve the petition, Staff recommends the following conditions. If additional conditions are given during the public hearing, they shall be added to the following:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other standards of the ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the Zoning Administrator.

COMMITMENTS OF APPROVAL:

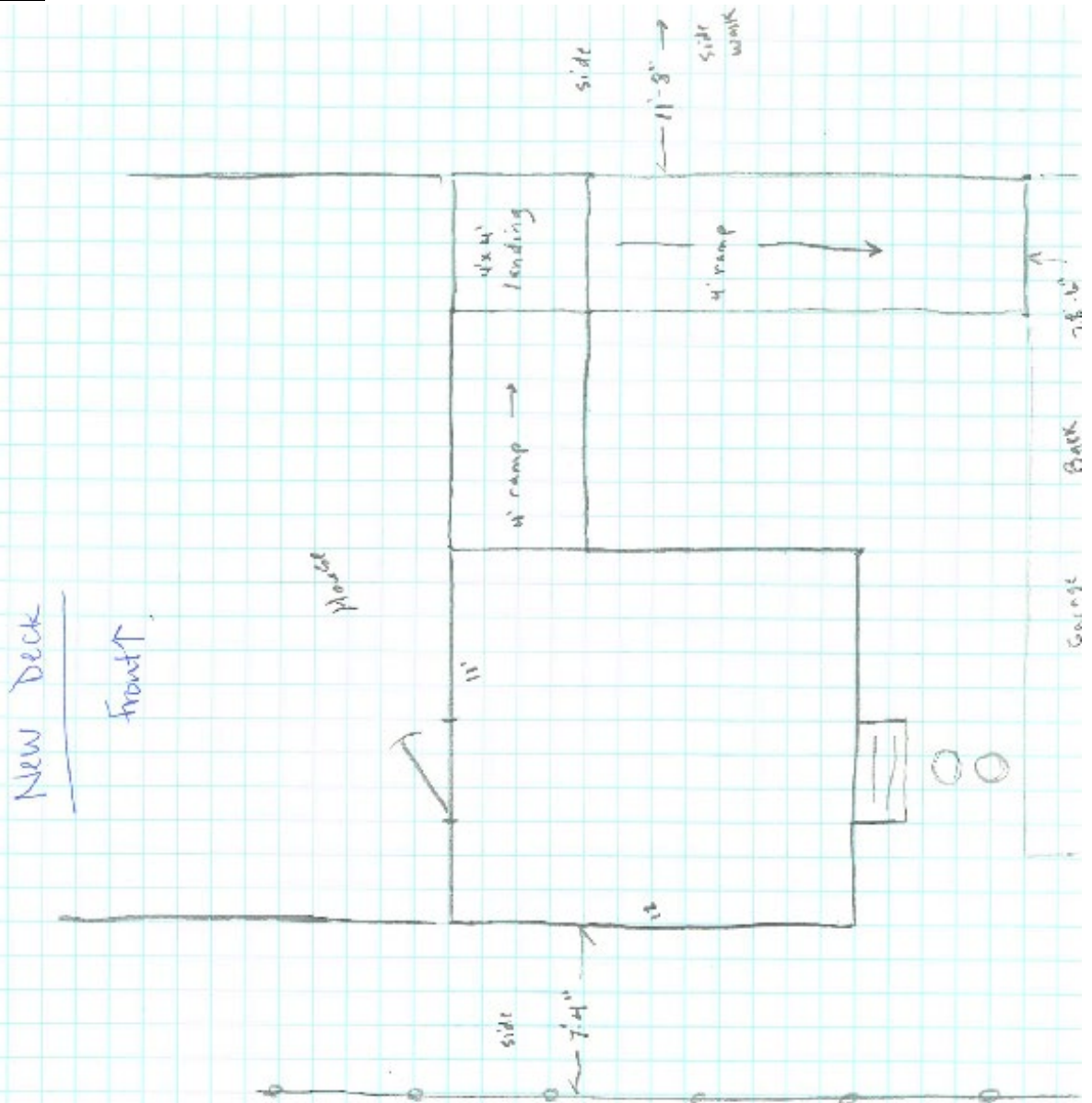
Staff is not recommending approval or denial. If commitments are given during the public hearing, they shall be given as written commitments and be signed, notarized, and recorded.

LOCATION MAP:



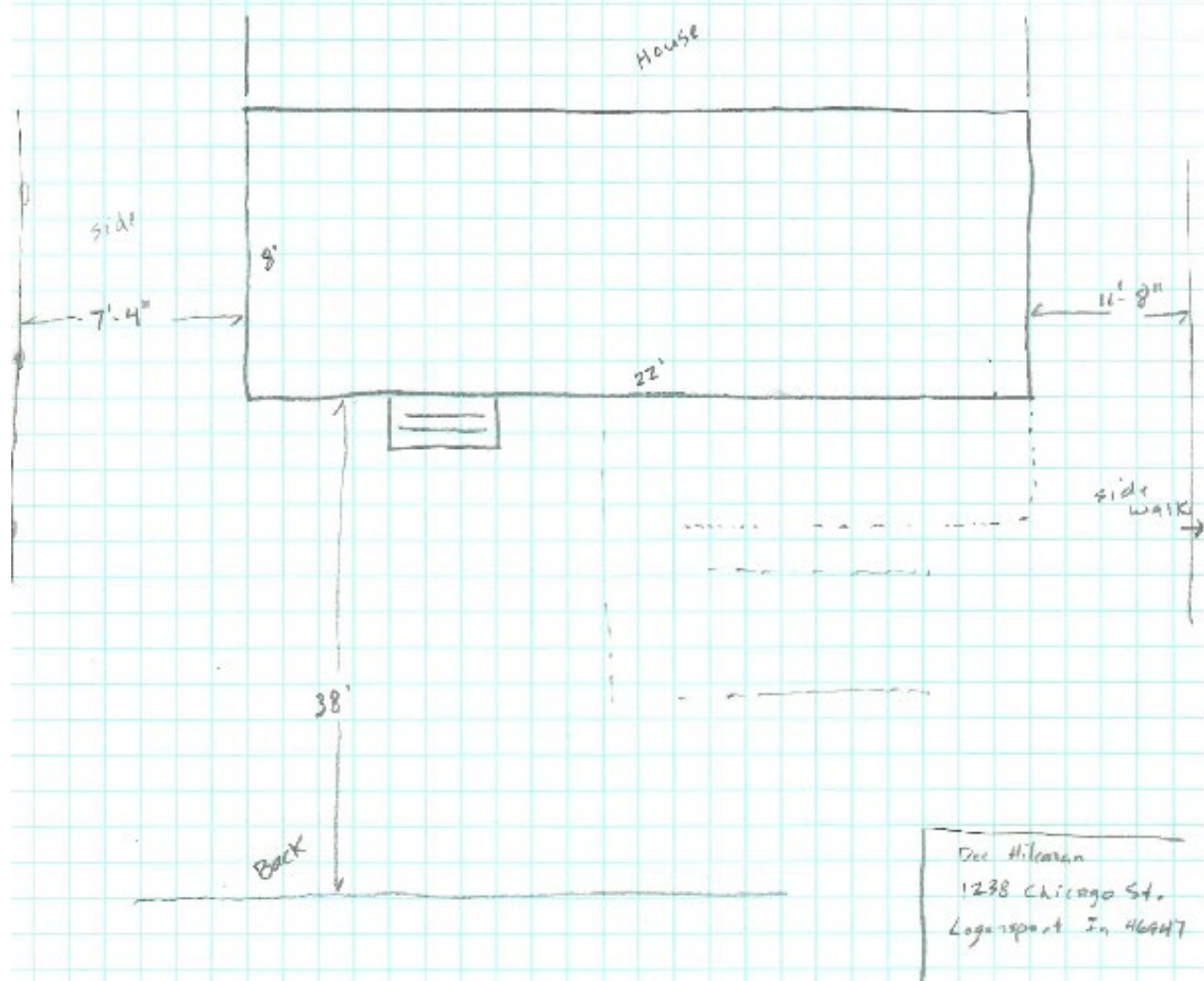


SITE PLAN:



- 4x4 treated post 8' o.c. set on concrete 36" below grade
- 2x8 treated floor joist 16" o.c.
- Galv. joist hanger & fasteners (joist)
- Rim board to post - 1/2" x 6" galv carriage bolts
- 36" high handrail with ballister 4' or less between

Previous Deck



SITE PHOTOS:





