

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
Monday July 25, 2011
6:00PM

Dick Fife called the regular meeting of the Cass County Board of Zoning Appeals to order at 6:00 PM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Robert Hopper, Dick Fife, Tom Steinberger, Bob Barrett and Fred Seehase.

Staff present: Chris Gaumer, Peggy Dillon, and legal council Jeff Stanton.

Public in attendance: Michael Hall, Rosanna Hall and Richard Adair.

ACTION ON MINUTES:

A motion to accept the minutes of February 28, 2011 as presented was made by Tom Steinberger, motion seconded by Bob Barrett, all were in favor.

Staff informed the Board that proof of notification will need to be presented for this case.

Mr. Fife asked if any board members had been in contact with any petitioners, all stated that they had not.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #11-05: A petition of Richard Adair requesting a Variance from Developmental Standards to allow an accessory structure to be built closer to the front yard setback than allowed by ordinance. The property is located at 7195 E. Old US 24, Logansport, Indiana and is zoned AG, Agricultural.

Chris Gaumer introduced the petition, siting the location and gave the following information:

- The property has 2 front yards; along 700 E. and Old US 24
- The required setback is 50' from property line
- Variance request is for 28' along 700 E.
- No lighting plan required
- Landscaping plan is not required

Mr. Gaumer explained that the county has organized a Technical Review committee, has reviewed the case and had no problems with the site plan.

Mr. Gaumer stated there was no written correspondence.

Mr. Hopper stated that he had no problem with this request.

Mr. Steinberger questioned the property lines since there was no survey of the property.

Mr. Adair stated he will measure from the road, 22 feet to the proposed garage.

Michael Hall, 900 State Street spoke in favor of petition.

The following conditions of approval were read:

1. That all proposals of the petitioner be made conditions of approval.
2. That all other regulations of the zoning ordinance be met.
3. That all applicable state and local permits be obtained and proof be given to the zoning administrator for each event.
4. That the petitioner give proof of newspaper notice payment and the certified mailings receipt be presented to Plan Department Staff.

The petitioner agreed to these conditions.

Robert Hopper made a motion to approve this petition. Motion was seconded by Tom Steinberger, findings of fact were completed and roll call vote was unanimous to approve CCBZA #11-05.

REPORTS:

CCBZA Hearing Officer Case #11-02 M.H. Eby, Inc.

CCBZA Hearing Officer Case #11-03 Gary Schreyer

CCBZA Hearing Officer Case #11-04 John Zimmerman

OLD BUSINESS;

None.

NEW BUSINESS:

New Laws: Mr. Gaumer gave a brief outline of new and revised Start Laws.

Mr. Seehase entered the meeting at 6:20PM.

There being no further business to be brought before the Board, the meeting was adjourned at 6:33 on July 25, 2010.

Richard Fife, President

Robert Hopper, Secretary

Peggy Dillon, Recording Secretary