

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, September 26, 2011
6:00PM

Richard 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, Richard Fife, Tom Steinberger, Fred Seehase and Bob Barrett.

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

Public in attendance: Randy Graves.

ACTION ON MINUTES:

Minutes of August 22, 2011 were approved as presented.

Staff informed the Board that proof of notification had been met for Randy Graves.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #11-08: A petition of Randy Graves requesting a Variance from Developmental Standards to allow a mobile home older than (20) years to be placed at 2006 N. CR 575 E. The property is zoned AG, Agricultural.

Chris Gaumer explained the site location and the following:

- Mr. Graves has received a septic permit
- The picture shows a mobile home, this one will be demolished
- Exterior walls and roof must be structurally sound and tight
- Exterior material shall be uniform in appearance
- Windows and doors must be weather-tight
- Stairs, porch or deck permitting accesses be safe to use

Randy Graves, 1523 N. Cr 575 E. Logansport, stated that he bought the trailer in 1984 and his brother will live in it. Mr. Graves presented interior pictures and explained the improvements that he has made.

No correspondence was presented.

Mr. Fife asked for further questions or comments, there were none.

The following conditions of approval were read:

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, state building permits, be obtained and proof be given to the Zoning Administrator.
4. That the current buffer yard be maintained.
5. The property be cleaned up and existing debris disposed of properly.
6. Meet all regulations as stated in Section 506 including:
 - a. Mobile home be securely anchored in accordance with 410 IAC 6-6-11.
 - b. All Utilities shall be permanently connected in accordance with county codes.
7. Petitioner receives a Mobile Home Moving Permit for the proposed mobile home from the Treasurer's Office prior to issuance of Improvement Location Permit.
8. Petitioner receives a Mobile Home Demolition Permit for the existing mobile home from the Treasurer's Office prior to the issuance of an Improvement Location Permit.

9. That conditions #4 through #8 be made commitments and be recorded in the office of the recorder prior to issuing an Improvement Location Permit.

Petitioner agreed to these conditions. Robert Hopper made a motion to approve this petition. The board completed the findings of fact.

Motion was seconded by Tom Steinberger, roll call vote was unanimous to approve case #11-08 Randy Graves.

#11-09: A petition of Jeffery Woolever requesting a Special Exception to allow an expansion of an Agribusiness at 1623 S. CR 700 E. Logansport, IN. The property is zoned AG, Agricultural.

Chris Gaumer stated that the petitioner is not at the meeting. According to the by-laws, if a petitioner is not present, this case is considered a withdrawal.

(It was later determined that the petitioner had requested to go before the board in October, this case will be heard at that time.)

REPORTS:

None.

OLD BUSINESS;

CCBZA Case #11-07 Jamie Warren:

Mr. Gaumer explained that Jamie Warren will need to subdivide the property that she had requested to place a mobile home (older than 20 years) on at the CCBZA meeting in August. Richard Fife agreed to allow the Hearing Officer to hear this issue and make a determination.

NEW BUSINESS:

None:

There being no further business to be brought before the Board, the meeting was adjourned at 6:25PM on September 26, 2011.

Richard Fife, President

Robert Hopper, Secretary

Peggy Dillon, Recording Secretary