

**MINUTES**  
**CASS COUNTY BOARD OF ZONING APPEALS**  
**Monday June 25, 2012**  
**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 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Richard Fife, Fred Seehase and Allen Paschen.

Member absent: Bob Barrett and Robert Heckard

Staff present: Arin Shaver and Peggy Dillon

Staff absent: Chris Gaumer

Public in attendance: Brad Wicks

**ACTION ON MINUTES:**

Minutes of February 27, 2012 were approved as presented.

Staff informed the Board that proof of notification had been met in the CCBZA Case #12-03.

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

All wishing to speak were sworn in.

**PUBLIC HEARING:**

CCBZA Case #12-03: A petition of Brad M. Wick requesting a Special Exception to allow a garage addition for a nonconforming use. The property is located 1531 Frushour St and is zoned B1, Business. Arin Shaver gave the location of the property and explained the following issues:

- B1 district does not allow residential uses
- Petitioner is adding a garage, attached to house
- Driveway will be added off State Road 16 has been approved by INDOT
- An existing chain link fence surrounds the side and rear

Mr. Fife asked for questions from the board, there were none.

Brad Wicks, 1531 Frushour St. stated that he wishes to add a garage and did not know this was zoned business. Mr. Wicks stated that he has submitted an application to have the property rezoned.

Mr. Fife questioned whether a garage is there at this time. Mr. Wicks stated yes and when the new garage is built, he will tear down the old.

Mr. Fife asked if there were any questions, there were none.

A letter from Mary Hickey, Railroad Street, in favor was read into the record.

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 be obtained and proof be given to the zoning administrator.

Petitioner agreed to these conditions. The board completed the findings of fact. Fred Seehase made a motion to bring this petition to a vote. Allen Paschen seconded the motion, roll call vote was unanimous to approve #12-03.

Mr. Seehase made a motion to adopt the majority findings of fact. Allen Paschen seconded the motion and all were in favor.

**REPORTS:**

H.O.#12-02 Bowser 13360 S. CR 950 E.: Mrs. Shaver reported that this case was approved for an accessory structure to exceed the maximum height allowed by ordinance.

**OLD BUSINESS;**

None.

**NEW BUSINESS:**

Nitty Gritty Workshop:

Mrs. Shaver explained that a workshop will be held that is informative to Plan Commissions and Boards of Zoning Appeals.

There being no further business to be brought before the Board, the meeting was adjourned at 6:20PM June 25, 2012.

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Richard Fife, President

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Bob Barrett, Secretary

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Peggy Dillon, Recording Secretary