

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, June 10, 2013

Jenny Clark called the regular meeting of the Cass County Plan Commission to order at 6:30 PM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Jim Sailors, Fred Seehase, Chris Frey, Stacy Odom, Allen Paschen and George Stebbins.

Member absent: Brad Johnson and Tamera Ogle.

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

Public in attendance: Brice and Abigail Miller

ACTION ON MINUTES:

Fred Seehase made a motion to approve the minutes of April 8, 2013 as presented. George Stebbins seconded the motion and all were in favor.

PUBLIC HEARING:

#13-01 Rezone Miller Farm Drainage:

Arin Shaver explained the request is to rezone approximately 3.75 acres from B1, Convenience Business and RR, Rural Residential to AB, Agribusiness and stated the following:

- Area is west of the Miller Farm Drainage facility
- To allow expansion to the operation
- AB zoning encourages expansion of business and manufacturing for the local agricultural community in proper locations
- Explained the surrounding uses to be agribusiness; agricultural; convenience business and residential
- Future land use map in the Comprehensive Plan has the designation of Agricultural, not to be changed
- A Use Variance would be needed if this rezone is not approved, it may be hard to prove a hardship
- Buffer is provided but staff recommends further buffering to be installed adjacent to residential structures for protection of residential values
- This rezone supports agricultural industries and matches the current district

Jim Sailors questioned the buffering area and Mrs. Shaver stated that staff recommends a commitment that the buffer yard requirements be twice the amount of plantings allowed by ordinance due to the residences located in the area. Mr. Miller agreed to this commitment.

Jenny Clark asked if there were any questions or comments from the board or the public, there were none.

Jim Sailors made a motion to approve the rezone along with the commitment that the western buffer yard be twice the requirements next to the residences. Mr. Stebbins seconded the motion and roll call vote was unanimous to approve rezone #13-01.

#13-02 Front yard setbacks and Flag lots definition:

Mrs. Shaver explained the amendments are to clarify how to calculate setbacks for a flag lot and to create the definition of a flag lot.

Mrs. Clark asked for questions or comments from the board or the public, there were none. George Stebbins made a motion to approve this amendment and Mr. Seehase seconded the motion. Roll call vote was unanimous to approve #13-02.

#13-03 Signage:

Mrs. Shaver explained the following amendments for signage:

- Most of the changes in this proposed language is to allow for monument signage
- Freestanding sign height not to exceed 6 feet, previously 5 feet
- Window and sidewalk sign regulations for the B1, Convenience Business districts in small towns
- Projection sign to be 8 feet above grade and approved by County Commissioners
- Freestanding Pole Sign regulations added
- Monument sign regulations added
- Logo sign maximum to be 160 square feet
- Table I - regulations according to property frontage

Mr. Stebbins questioned the freestanding sign regulations in a commercial area with several businesses. Mrs. Shaver explained that the Commission could add the amendment: Commercial or Industrial center signage may not exceed 300 square feet and to add logo signs not to be larger than 160 square feet for individual businesses. The Commission was agreeable to this amendment.

Mrs. Clark asked for questions or comments from the board or the public, there were none.

Mr. Seehase made a motion to approve this petition. Mr. Stebbins seconded the motion and roll call vote was unanimous to approve #13-03.

#13-04 Special Exception for BZA cases:

Mrs. Shaver explained the changes to the findings of fact for Special Exceptions petitions to the Board of Zoning Appeals:

- Delete the first finding because of redundancy
- Separated the next finding, making 2 issues to be considered
- Changing consistent to harmonious

Stacy Odom motioned to approve these proposed changes. Mr. Seehase seconded the motion and roll call vote was unanimous to approve #13-04.

REPORTS:

Improvement Location Permits

The ILP's were presented with no questions asked.

OLD BUSINESS:

None:

NEW BUSINESS:

Mrs. Shaver explained that the planning department has \$15,000 in the budget to use for updating the zoning ordinances. Mrs. Shaver stated that amendments to the Subdivision Control Ordinance are needed and presented a letter of request for qualifications to be sent out. Mrs. Shaver explained that qualifications of a consulting company to update the subdivision ordinance should be an agricultural background to compliment our community. Mrs. Shaver stated that after qualifications are received, proposals of costs would be requested next. Mrs. Shaver explained that the planning budget is asking for an additional \$15,000 for next year that could be added to the current budget for a consultant. Mrs. Shaver explained some potential amendments to be considered that would fulfill the goals and objectives for desirable growth in our community.

PUBLIC IN ATTENDANCE:

None

Mrs. Clark asked for further questions from the board or the public, there were none.

The meeting was adjourned at 7:26 pm, June 10, 2013.

Officer, CCPC

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Peggy Dillon, Recording Secretary