

MINUTES  
CASS COUNTY BOARD OF ZONING APPEALS  
Monday August 25, 2014  
6:00 P.M.

Fred Seehase called the meeting of the Cass County Board of Zoning Appeals to order at 6:00 p.m. in the Commissioners' Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Fred Seehase, Bob Barrett, Rob Heckard, Allen Paschen and Tracy Williamson

Members absent: Stacy Odom, CCPC Alternate

Staff Present: Arin Shaver, Chris Gaumer and Peggy Dillon

Public in attendance: Christy Householder, Dave Arnold and Adam Scott

**ACTION ON MINUTES:**

Minutes of July 28, 2014 were presented. Tracy Williamson mentioned 2 amendments to the minutes and then motioned to approve with the amendments as stated. Rob Heckard seconded the motion and all were in favor.

Mr. Seehase asked if any of the members were in contact with the petitioners, advocates or opponents in this case, all stated that they had not.

Staff informed the Board that proof of notification will need to be presented to planning staff and this was added as a condition of approval.

All wishing to speak were sworn in.

**\*\*NOTE: This case was heard as is presented in these minutes. It was later determined that proper notification had not been met. This case was then heard on September 11, 2014 as Hearing Officer Case CCBZA #14-10 after proper notification had been met.**

**PUBLIC HEARING:**

CCBZA Case # 14-10: A petition of Scott's Square, LLC requesting a Variance from Developmental Standards to allow for on-site directional signage to be larger than allowed by ordinance. The property is located at 3047 W. 300 S. Logansport and is zoned CG, Commercial Gateway.

Mr. Gaumer sited the location of the development along with the following information:

- In need of directional signage to direct truck traffic to the proper driveway
- Signage will be 3'X 6', 18sq. ft., variance for 13 sq. ft.
- Signage will be 6ft. in height, variance for 2 ft.
- Signage will be on the Scott's property and will direct trucks to the washing bay

Mr. Gaumer asked for questions from the Board, there were none.

Adam Scott, 3047 W. 300 S. Logansport, IN, stated that he had nothing to add to the petition.

Mr. Seehase asked for further questions from the Board or the public, there were none.

The secretary read the 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.
4. That the publisher's affidavit and mailing receipts be given to the Zoning Administrator.

Mr. Scott agreed to these conditions.

The findings of fact were completed by the Board. Bob Barrett made a motion to approve this petition.

Rob Heckard seconded the motion and roll call vote was unanimous to approve #14-10.

#### **REPORTS**

None:

#### **OLD BUSINESS**

None

#### **NEW BUSINESS**

There being no further business to be brought before the Board, the meeting was adjourned at 6:12 PM on August 26, 2014.

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CCBZA Officer

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CCBZA Officer

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Peggy Dillon, Recording Secretary