

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS

Monday April 27, 2015

6:00PM

Fred Seehase 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: Fred Seehase, Bob Barrett, Stacy Odom and Larry Phipps

Members absent: Robert Heckard and Jim Donato, Alternate

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of March 23, 2015 were presented. Bob Barrett motioned to approve as presented. Stacy Odom seconded the motion and all were in favor.

Mr. Seehase asked if any member of the Board has been in contact with the petitioner, advocates or opponents for this case, all members replied they had not.

Staff informed the Board that proof of notification, affidavit from the newspaper, for this case has been presented to staff at this time.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #15-05 : A petition of Cass County Planning Department requesting Variances from Developmental Standards to allow for lot area and front yard setback requirements from properties affected by the county roads 400 S. and 400 W. expansions. The properties are located in and around the Town of Clymers and are zoned AG, Agricultural, AB, Agribusiness and RR, Rural Residential. Chris Gaumer sited the locations of the properties affected on a map and explained that the proposed variances are due to the expansion of county roads 400 S. and 400 W.

Larry Phipps entered the meeting at 6:06pm.

Mr. Gaumer explained the following information:

- County roads 400 W. and 400 S. have been widened due to the taking of land from the right of ways for the Hoosier Heartland Industrial Corridor (HHIC)
- This expansion has affected minimum lot coverage and setbacks
- 12 properties are being affected
- Property zoning districts affected are: Agricultural district, 6 properties; AB, Agribusiness, 1 property; RR, Rural Residential 5 properties

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

Robert Justice, 405 7th Street, asked if the Miller property will be allowed less than 1 acre minimum lot size and Mr. Gaumer stated yes they will be allowed to build on less than 1 acre.

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

Mr. Seehase asked if there was any written correspondence, there was 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 are obtained and proof be given to the Zoning Administrator.

The County agreed to these conditions of approval due to being the representative for the affected property owners.

Mr. Odom seconded the motion to bring this petition to a vote, Mr. Barrett seconded the motion.

Mr. Seehase stated that the discussion was closed. The findings of fact were completed.

Roll call vote was unanimous to approve CCBZA #15-05.

Mr. Seehase explained the appeals process.

REPORTS: None.

OLD BUSINESS: None

NEW BUSINESS: None

There being no further business to be brought before the Board, the meeting was adjourned at 6:14PM on April 27, 2015.

Officer, CCBZA

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Peggy Dillon, Recording Secretary