

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
Monday January 26, 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:

Mr. Seehase welcomed new member; Larry Phipps.

Members present: Fred Seehase, Bob Barrett, Stacy Odom, Robert Heckard and Larry Phipps.

Member absent: Jim Donato, Alternate

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon.

Public in attendance: Ed Lohrman

ACTION ON MINUTES:

Minutes of August 25, 2014 were presented. Robert Heckard motioned to approve the minutes as presented. Bob Barrett seconded the motion and all were in favor.

Staff informed the Board that proof of notification had been received.

Mr. Seehase asked if any members have been in contact with the petitioner, advocates or opponents of this petition, all said they had not.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #15-01: A petition of Edwin Lohrman requesting a Variance from Developmental Standards to allow for an accessory structure to be located in the front yard setback. The property is located at 10490 E. 50 N. Logansport, IN and is zoned AG, Agricultural.

Mr. Gaumer located the property and gave the following information:

- The house sits to the back of the property
- The accessory structure is in the front yard setback, which is to the back of the house
- Building proposed to be 24'X40'
- 23' from the front property line, variance is for 27'

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

Ed Lohrman, 10490 E. 50 N., stated that the land is undulating and the proposed area for the building is the only level spot. Mr. Lohrman explained that the road is closed right at the end of his property and there should not be public traffic in this area.

The Board asked the purpose of the building and Mr. Lohrman stated it is for storage of equipment. Stacy Odom asked if there were any problems with the utility easement. Mr. Gaumer explained that when Mr. Lohrman applies for a building permit, the application will be sent to a Technical Review Committee and concerns will be addressed at that time.

Mr. Seehase asked for 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 be obtained and proof be given to the Zoning Administrator.

Petitioner agreed to these conditions.

Mr. Odom made a motion to bring this case to a vote. Bob Barrett seconded the motion.

Mr. Seehase closed the discussion.

The Board completed the findings of fact; roll call vote was unanimous to approve CCBZA #15-01. Mr. Seehase explained the appeals process.

ELECTION OF OFFICERS:

Mr. Phipps motioned to retain the present slate of officers. Mr. Odom seconded the motion and all were in favor of the following: President, Fred Seehase; Vice President, Robert Heckard; Secretary, Bob Barrett.

REPORTS:

None.

OLD BUSINESS:

None.

NEW BUSINESS:

Hearing Officer Case#14-10:

A petition of Adam Scott requesting a Variance from Developmental Standards to allow on-site directional signage to be larger than allowed by ordinance. The property is located at 3047 W. 300 S., Logansport, IN and is zoned, CG, Commercial Gateway.

Mr. Gaumer explained that the variance of 13 sq ft and 2 ft in height for the signage was approved by the Hearing Officer, Arin Shaver. Mr. Odom motioned to approve the minutes. Mr. Heckard seconded the motion and all were in favor.

Educational Session:

Mrs. Shaver conducted a brief general educational session. The Board did ask some questions and discussions followed to clarify the answers.

There being no further business to be brought before the Board, the meeting was adjourned at 6:35PM on January 26, 2015.

CCBZA Officer

CCBZA Officer

Peggy Dillon, Recording Secretary