

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, September 28, 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, Robert Heckard, Larry Phipps and Stacy Odom

Members absent: Bob Barrett and Jim Donato, Alternate

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of April 27, 2015 were presented.

Mr. Seehase asked if any members have been in contact with the petitioner, opponents or advocates of this case, all stated no.

Staff informed the Board that proof of notification had been met for Howard Swine Farms.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #15-07: A petition of Howard Swine Farms, LLC requesting a Special Exception to operate a confined feed operation and various Variances from Development Standards. The property is zoned AG, Agricultural and is located on the east side of 300 E. north of 375 N. and south of 475 N. Logansport, IN.

Chris Gaumer explained the site location and the following proposals of the petitioner:

- A 2 structure confined feed operation
- Both structures will be 80' X 413', 33040 sq. ft.
- An office will be 24' X 24', 576 sq. ft.
- Security lighting and building mounted lights were located on the site plan
- A sign 6' X 10', 60 sq. ft. is conforming
- Hours of operation will be 6am – 6pm, 7 days a week
- 6 employees will have 6 parking spaces in front of the office, is conforming
- The operation will be accessed off State Road 25N, turning east of 475 N. and then south at 300 E.
- A letter was presented from Jeff Smith, Highway Superintendent, stating there were no major concerns to these accesses for this operation
- 20 trees along the southern boundary and 10 trees along the eastern boundary

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

Jim Austin, attorney, introduced Tony Howard, 3685 E. 450 N. Logansport, and asked him the questions with the following answers:

- His residence is the first house NE of the proposed structures
- The next closest house is owned by Mike & Cindy Howard, other owners of this operation
- The owners have worked in other confined feed operations
- The waste will be injected, drag lines and disked into the family owned and leased property

- If there is an emergency, work may have to be done outside hours of operations
 - Alarm systems are connected to the owners phones
- Questions from the Board were answered:

- Swine will be a few days old and then finished out
- In the center will be the load out area
- 2 wells will be located behind each building
- 4000 hogs will be in each building

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

A letter in favor of the operation was read from Christy Householder, Cass County Economic Director, which stated that this facility will be a great addition to Cass County and is critical for the growth of our community. Additional information concerning swine operations in Indiana was included.

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, state building permits, be obtained and proof be given to the Zoning Administrator.

Petitioner agreed to these conditions.

Mrs. Shaver stated that there are no Variances from Development Standards to be considered as they are meeting the standards of the ordinance.

Mr. Heckard motioned to bring this case to a vote. Mr. Phipps seconded the motion. The board completed the findings of fact and roll call vote was unanimous to approve #15-07.

REPORTS:

None

OLD BUSINESS;

None

NEW BUSINESS:

Hearing Officer Case #15-06 VDS Cowell 14 N. 825 W.

Mr. Gaunner explained that Tiffany Cowell petitioned for variances to build closer to the setbacks than required. Mr. Heckard motioned to approve the minutes, Mr. Phipps seconded the motion and all were in favor to approve H.O. Case #15-06.

There being no further business to be brought before the Board, the meeting was adjourned at 6:20M on September 28, 2015.

CCBZA Officer

CCBZA Officer

Peggy Dillon, Recording Secretary