

**MINUTES**  
**CASS COUNTY BOARD OF ZONING APPEALS**  
**MONDAY, January 27, 2020**

Fred Seehase called the regular meeting of the Cass County Board of Zoning Appeals to order at 6:01 PM in the Commissioners Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

Members present: Fred Seehase, Bob Barrett, and Stacy Odom

Members absent: Larry Phipps, Robert Heckard, Jim Donato, Alternate

Staff present: Eric Servin, Jeff Stanton, Attorney and Peggy Dillon

Staff absent: Arin Shaver

Public in attendance: See sign in sheet

**ACTION ON MINUTES:**

Minutes of November 25, 2019 were presented. Mr. Odom made a motion to approve the minutes, Mr. Barrett seconded the motion and all were in favor.

Mr. Seehase asked if any Board members have been in contact with the petitioners, advocates or opponents in regard to today's case, all said they had not.

Staff informed the Board that proof of notification has been met for this case.

Mr. Seehase swore in all wishing to speak.

**PUBLIC HEARING:**

CCBZA #20-01: A petition of Ashley Weaver requesting a Variances from Developmental Standards to allow a mobile home that is older than 20 years. The property is located at 10595 W. 575 N. Royal Center, IN and is zoned AG, Agricultural.

Mr. Servin explained the location and surrounding uses and then gave the following information:

- The mobile home is 21 years old, variance is for 1 year
- The mobile home has no damage to siding, doors, or windows and the furnace was recently replaced
- All development standards are being met; side, front and rear yard setbacks
- Lot coverage standards are being met
- The Health Department is in the process of reviewing the septic permit
- Access drive is existing; a new driveway may be installed at a later date; a driveway permit will be obtained at that time

Ashley Weaver, 10595 W. 575 N., explained that this property is owned by her Dad and she hopes to someday build a home on this property.

Mr. Seehase asked for comments or questions from the Board.

Mr. Barrett asked the site location of the mobile home.

Ms. Weaver explained where the home will be located and stated that Dan Musselman from the Health Department came to collect soil samples for the septic permit.

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

Mr. Seehase asked for written correspondence, there was none.

The conditions were read:

1. That all proposals 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.

The petitioner agreed to these conditions.

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

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

The Findings of Fact were completed.

Roll call vote was unanimous to approve # 20-01.

Mr. Seehase explained the appeal process.

**REPORTS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Election of Officers:

Mr. Odom motioned to retain the current slate of officers. Mr. Barrett seconded the motion and all were in favor. Officers will remain: President, Fred Seehase; Vice President, Stacy Odom and Secretary Bob Barrett.

**PUBLIC IN ATTENDANCE:**

No one spoke to the Board.

There being no further business to be brought before the Board, the meeting was adjourned at 6:10 PM, January 27, 2020.



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CCBZA Officer



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CCBZA Officer



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Peggy Dillon, Recording Secretary