

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, February 27, 2017
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, Bob Barrett and Stacy Odom

Members absent: Jim Donato, Alternate

Staff present: Arin Shaver, Austin Brass, Peggy Dillon and Jeff Stanton, County Attorney

Public in attendance: Don Louthain, Da Musselman and Jeff LeDonne

ACTION ON MINUTES:

Minutes of December 27, 2016 were presented. Mr. Odom motioned to approve the minutes as presented, Mr. Phipps seconded the motion and all were in favor of approval.

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 both cases.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #17-01: A petition of Don Louthain requesting a Variance from Development Standards to allow for an accessory structure in the front yard setback. The property is located at 7957 E. 450 N. Logansport and is zoned AG, Agricultural.

Mr. Brass gave the site location and where the structure will be located with the following information:

- The proposed structure will be 12'X18'
- Structure will be 29' from the property line
- Requirement is to be 50' from front property line, variance is for 21'

Mr. Seehase questioned the purpose of the various structures in the picture.

Mr. Louthain, 7957 E. 450 N. located the new structure in the picture and explained that this is for chicken feed and supplies.

Mr. Odom asked the topography of the area. Mr. Louthain stated that there is a slight slope down to the north side.

Mr. Seehase asked for comment and questions 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, state building permits, be obtained and proof be given to the Zoning Administrator.

Petitioner agreed to these conditions.

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

Mr. Seehase stated that discussion was closed. Mr. Heckard motioned to bring this case to a vote.

Mr. Barrett seconded the motion. The board completed the findings of fact and roll call vote was unanimous to approve #17-01.

Mr. Seehase explained the appeal process.

ELECTION OF OFFICERS:

Mr. Phipps motioned to retain the current slate of officers. Mr. Barrett seconded the motion and all were in favor. The CCBZA officers for 2017 are as follows: Mr. Seehase, President; Mr. Heckard, Vice President and Mr. Barrett, Secretary.

REPORTS:

None

OLD BUSINESS;

None

NEW BUSINESS:

Mrs. Shaver presented an application for a permit of a mobile home from Cecil Patrick that may possibly come before this Board at a later date concerning the requirement of only 1 mobile home per acre.

Educational Session:

Mrs. Shaver explained the basic processes of petitions to the Board of Zoning Appeals and the following:

- Procedures
- Powers of the Board
- Appeals and Determinations
- Hardships
- Bylaws

There being no further business to be brought before the Board, the meeting was adjourned at 6:20PM on February 27, 2017.

CCBZA Officer

CCBZA Officer

Peggy Dillon, Recording Secretary