

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, June 27, 2016

Fred Seehase called the regular meeting of the Cass County Board of Zoning Appeals to order at 6:00PM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

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

Members absent: Stacy Odom and Jim Donato, Alternate

Staff present: Chris Gaumer, Peggy Dillon and Attorney, Jeff Stanton

Staff absent: Arin Shaver

Public in attendance: Stephen McIntyre and Dan Musselman

ACTION ON MINUTES:

Minutes of May 23, 2016 were presented. Mr. Phipps made a motion to approve the minutes, Mr. Barrett seconded the motion and all were in favor.

Staff informed the Board that proof of notification has been met for Case #16-06.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #16-06: A petition of Friends of the Panhandle Pathway requesting a Use Variance to allow for off-premise signage. The property is located at 7605 N. US 35, Royal Center and is zoned AG, Agricultural.

Chris Gaumer explained that the petitioner wishes to install an off-premise sign to help raise money to pay for the drainage fees and maintenance of the Panhandle Pathway trail; located the site and gave the following information:

- Proposed sign will be treated as a principal land use
- Standards for off-premise signs were presented
- No lighting is proposed
- Sign will be 4'X8'; 32 sq. ft.; 8' in height
- 24hrs per day/ 7 days per week

Mr. Seehase asked if there are any crossroads near this site, Mr. Gaumer stated no. Steve McIntyre, 460 E. Terpster, explained that the income from the sign will be used to maintain the trail and pay for the drainage fees. Mr. McIntyre stated the fees for the drainage system will be \$13,000.

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

Mr. Seehase asked for further questions from the Board, there were 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.

Mr. McIntyre agreed to these conditions. Mr. Phipps made a motion to bring this petition to a vote; motion was seconded by Mr. Heckard. The Board completed the findings of fact. Roll call vote was unanimous to approve CCBZA #16-06 Use Variance.

Mr. Seelase 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 6:08 PM, June 27, 2016.

CCBZA Officer

CCBZA Officer

Peggy Dillon, Recording Secretary