

**MINUTES**  
**CASS COUNTY BOARD OF ZONING APPEALS**  
**Monday April 28, 2014**  
**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 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Fred Seehase, Allen Paschen and Tracy Williamson

Members absent: Robert Heckard and Bob Barrett

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon

Public in attendance: Ron Pettet, Ed McKaig and Krista Slusser

**ACTION ON MINUTES:**

Minutes of March 25, 2013 were presented. Tracy Williamson motioned to approve as presented. Allen Paschen seconded the motion and all were in favor.

Mr. Seehase asked if any member of the Board has been in contact with the petitioner, advocates or opponents for this case, all members replied they had not.

Staff informed the Board that proof of notification, affidavit from the newspaper, for this case has not been presented to staff at this time. A condition of approval will be added to request this.

All wishing to speak were sworn in.

**PUBLIC HEARING:**

CCBZA Case #14-06 : A petition of Webb Chapel United Methodist Church requesting a Variance from Developmental Standards to allow for various developmental standards of the zoning ordinance. The property is located at 2550 W. 100 N. and is zoned AG, Agricultural.

Chris Gaumer sited the location and explained that the church is expanding their property and gave the following information:

- Land from the north and east will be purchased.
- Addition to the church will be 11 feet from rear property line, not meeting setback standards
- Access exists off 100 N
- Parking spaces will be 50, conforming to ordinance
- Existing parking lot is currently stone
- Proposing parking lot to be stone, not meeting ordinance standards
- Lighting is not proposed, not meeting ordinance standards
- No landscape bufferyard is proposed, not meeting ordinance standards

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

Ed McKaig, 1286 N. US 35, stated that they own the property around the church and have deeded it to the church.

Mr. Williamson asked if the drive-way will go around the back of the church.

Mr. Ron Pettet, 2113N. 350 W. chairman of the building committee, stated no the driveway would not.

Mr. Seehase asked for further questions or comments 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 are obtained and proof be given to the Zoning Administrator.
4. The publisher's affidavit be given to the Zoning Administrator.

The petitioner agreed to these conditions of approval.

Tracy Williamson motion to bring this petition to a vote, Mr. Paschen seconded the motion.

Mr. Seehase stated that the discussion was closed. The findings of fact were completed.

Roll call vote was unanimous to approve CCBZA #14-06.

#### **REPORTS:**

Mr. Gaumer presented the minutes for the following hearing officer cases:

CC Hearing Officer Case #14-04: A petition of Dana Scott requesting a Variance from Developmental Standards to allow structures to be located within a newly created front yard setback. The property is located at 3789 N. 925 E. and is zoned AG, Agricultural.

CC Hearing Officer Case #14-05: A petition of Jeremy Hall requesting a Variance from Developmental Standards to allow a structure to be located closer to the front yard setback than allowed by ordinance. The property is located at 6292 E. 600 S. and is zoned AG, Agricultural.

No questions were asked. Mr. Williamson motioned to approve the minutes as presented. Mr. Seehase seconded the motion and all were in favor.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

There being no further business to be brought before the Board, the meeting was adjourned at 6:15PM on April 28, 2014.

\_\_\_\_\_  
Officer, CCBZA

\_\_\_\_\_  
Officer, CCBZA

\_\_\_\_\_  
Peggy Dillon, Recording Secretary