

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
THURSDAY, August 4, 2022

Fred Seehase called the regular meeting of the Cass County Board of Zoning Appeals to order at 6:00 PM

Members present: Fred Seehase, Dave Shepler, Stacy Odom and Randy Pryor

Members absent: Jim Donato, Bob Barrett

Staff present: Jamey Harper, Arin Shaver, Ashley Rowe and Jeff Stanton

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of June 27, 2022 were presented. Mr. Shepler made a motion to approve the minutes, Mr. Odom 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 cases, all others replied no.

Mr. Seehase swore in all in attendance.

PUBLIC HEARING:

CCBZA #22-03: A petition of Trustees of Bethlehem Presbyterian Church for Variances from Developmental Standards to allow for lesser side yard setback. The property is located at 5598 N State Road 25, Logansport, IN and is zoned AG, Agriculture.

Mrs. Harper located the property and explained the following: The Petitioner is requesting a Variance from Development Standards for lesser side yard setback. The Church has decided to sell the Church Manse (the house occupied by a minister of a Presbyterian church) that sits north of the Church. It was not built totally on the property. Now that they are getting ready to sell, they are creating a new south property line. Due to the drives of the church, they won't be able to meet the side yard setback for the house.

Development Standards – Agricultural District (AG)

- Minimum Side yard setback: 20 feet

Side Yard Setback

Currently: 20 ft

Proposing: 10 ft

VDS: 10 ft

- **The Board should note that a survey has been done for the property. The property line to the south of the Manse is close to the drive of the Church. The surveyor placed stakes at 10- feet and 20 feet. The petitioner would like the 10 feet to have room for the Church drive.**

Mr. Seehase asked the Petitioner to step towards the microphone and state your name and address for the record; Richard Gundrum, 121 Point East Lane, Logansport, IN 46947. Mr. Gundrum is representing the Trustees of Bethlehem Presbyterian Church. Mr. Seehase asked the Petitioner if he had anything to add to the report, he stated no, everything was covered in Mrs. Harper's report. Mr. Gundrum stated this house was built in 1954, the land was donated and it's built right on the property line. We are wanting to sell the house to help with repairs we have on our Church.

Fred Seehase asked the Board if there are any more questions, Mr. Odom asked if there was a current property line? Mrs. Shaver stated there are 3 parcels. A lot is considered as many parcels owned by a single individual. If you own 3 parcels you could build over those lines because a lot of times they are small. What they did back then was add on but basically since it's all considered their property they were able to build it over that line. Now wanting to sell, whoever is buying it is going to want it totally on their property. Mr. Odom asked the two red dots, basically in the

driveway, would that be the 20-foot setback? Mrs. Harper stated yes that would be the 20-foot setback, so 10-foot would be in the middle of that yard. Mr. Pryor asked if there will be all separate utilities? Mr. Gundrum stated yes there will be a separate septic for the house.

Fred Seehase asked if anyone in the public had any questions, there were none.
Fred Seehase asked if there were any written correspondence, there were none.

Mrs. Rowe read the conditions of approval:

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.

The petitioner agreed to these conditions of approval.

Mr. Shepler motioned that we have the residence be 10 ft from the property line. Mr. Odom seconded the motion and roll call vote was approved by all. The Findings of Fact were completed. The CCBZA #22-03 was approved.

Mr. Seehase explained the appeal process.

REPORTS: None


OLD BUSINESS: None

NEW BUSINESS: None

PUBLIC IN ATTENDANCE:

None

There being no further business to be brought before the Board, the meeting was adjourned at 6:17 PM, August 4, 2022.



 CCBZA Officer



 CCBZA Officer


 _____ Ashley Rowe, Recording Secretary