

**MINUTES**  
**CASS COUNTY BOARD OF ZONING APPEALS**  
**Monday October 22, 2018**

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 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 and Jim Donato, Alternate

Staff present: Arin Shaver, Eric Servin and Peggy Dillon

Public in attendance: Aaron Phillips

**ACTION ON MINUTES:**

Minutes of September 24, 2018 were presented. Mr. Odom made a motion to approve the minutes as presented. 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 Case #18-10. All wishing to speak were sworn in.

**PUBLIC HEARING:**

CCBZA Case #18-09: <sup>18-10</sup> A petition of Aaron Phillips requesting a Variance from Developmental Standards to allow a mobile home that is older than 20 years and a Special Exception to allow a mobile home in the R1 district. The property is located at 10116 E. SR 18 and is zoned AG, Agricultural and R1, Suburban Residential.

Mr. Servin presented the location of the property and gave the following information:

- Zoning Ordinance states that mobile home must have a title and be newer than 20 years
- Mobile home is 22 years old, variance is for 2 years
- This property is split between districts AG and R1; R1 does not allow mobile homes and petitioner is requesting a Special Exception for this
- Lighting will be installed on future garage
- A driveway exists
- There are a couple of mobile homes north of this property.

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

Aaron Phillips, 2900 N. Apperson Way Kokomo explained the following:

- He has made many improvements to the mobile home:
  - Re-sided
  - New plumbing
  - New flooring
  - Drywall installed
- The plants around the home, shed and decks will go to the new property
- He lives in a mobile home park and wishes to move to a property that he owns
- He will also build a pole building
- No under skirting, blocks will be put around it
- Will install a new metal roof

Mr. Seehase asked for questions.

Mr. Odom asked if the wiring meets code, Mr. Phillips stated yes.

Mr. Barrett questioned the septic system and Mr. Phillips stated there is an existing septic system that has Health Department approval. Mr. Phillips stated that he might install a new system after he determines where the home and pole building will be located.

Mrs. Shaver explained the system will need to be approved by the Health Department before a permit for the mobile home is issued.

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

Mr. Seehase asked for 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 be obtained and proof be given to the Zoning Administrator.

The petitioner agreed to these conditions.

Mr. Odom motioned to bring this case; Variance from Developmental Standards and Special Exception to a vote. Mr. Barrett seconded the motion.

Mr. Seehase stated the discussion is closed.

Roll call vote for both the variance and the Special Exception were unanimous to approve CCBZA #18-10.

Mr. Seehase explained the appeal process.

**REPORTS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:**

No one spoke to the Board.

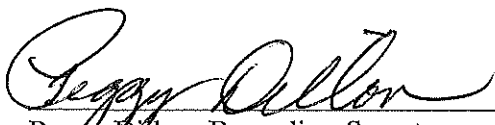
There being no further business to be brought before the Board, the meeting was adjourned at 6:13 PM, October 22, 2018.



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CCBZA Officer



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CCBZA Officer



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Peggy Dillon, Recording Secretary