

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS

MONDAY, October 24, 2011

6:00PM

Richard Fife 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: Robert Hopper, Richard Fife, Fred Seehase and Tom Steinberger.

Staff absent: Bob Barrett.

Staff present: Arin Shaver, Chris Gaumer, Peggy Dillon and legal council Jeff Stanton.

Public in attendance: Jeff and Missy Woolever.

ACTION ON MINUTES:

A motion to approve the minutes of September 26, 2011 was made by Tom Steinberger. Motion was seconded by Fred Seehase and all were in favor.

Chris Gaumer stated that proper notification has been met on this case.

All wishing to speak were sworn in.

PUBLIC HEARING:

#11-09: Jeffery Woolever requesting a Special Exception to allow an expansion of an Agribusiness. the property is located at 1623 S. CR 700 E. Logansport, Indiana and is zoned AG, Agricultural.

Chris Gaumer sited the location of the business and explained that this is a grandfather use and any change is subject to special exception approval by this Board. Mr. Gaumer stated the following issues:

- 2 pole barn structures will be constructed
- Equipment currently stored outside will be moved to pole barns
- Lighting will be provided on the front and side of proposed structures
- A metal sign will be installed, 5ft X 10 ft, 50 sq. ft.
- A variance is needed for the sign due to being larger than allowed
- Hours of operations: Mon. - Friday 8:00am – 5:00pm
- Parking is provided with access off CR 700 East.
- No landscaping is proposed
- 14 employees

Jeff Woolever, 1557 S. CR 700 E. Walton, stated that he wishes to build 2 pole barns and in the future, connect one of them onto the existing building and this will be used for a tool room and storage.

Robert Hopper questioned the lighting of the sign. Mrs. Shaver explained that the lights will be for security purposes and not signage.

The conditions of approval were read:

1. That all proposal of the petitioner be made condition 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.
4. The proposed building may be connected to larger pole building if desired.

Petitioner agreed to these conditions. Findings of fact were completed. A motion to approve the Special Exception was made by Fred Seehase. Robert Hopper seconded the motion and roll call vote was unanimous to approve.

A motion was made by Tom Steinberger to approve the variance for signage. Fred Seehase seconded the motion and roll call vote was unanimous to approve.

REPORTS:

Hearing Officer Case #11-10 Jamie Warren 8081 W. CR 150 S.: Chris Gaumer explained that this board had heard the case for Jamie Warren and approved the 20 year older trailer. Mr. Gaumer stated that the site of the trailer was changed and the hearing officer approved this location with conditions:

1. That any 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.
4. that during final inspection the trailer be in the condition as presented or the Zoning Administrator may ask for improvements to be made or trailer to be removed.
5. that the newspaper affidavit be provided to the Zoning Administrator prior to the issuance of a Certificate of Occupancy.

OLD BUSINESS;

None.

NEW BUSINESS:

None:

There being no further business to be brought before the Board, the meeting was adjourned at 6:28PM on October 24, 2011.

Richard Fife, President

Robert Hopper, Secretary

Peggy Dillon, Recording Secretary