

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS

Monday April 22, 2013

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: Richard Fife, Fred Seehase, Bob Barrett, Allen Paschen and Robert Heckard

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon

Public in attendance: Lucas Beach

ACTION ON MINUTES:

Minutes of March 25, 2013 were presented. Fred Seehase motioned to approve as presented. Bob Barrett seconded the motion and all were in favor.

Mr. Fife 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 had been met.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #13-03 : A petition of Lucas Beach requesting a Use Variance to allow for Motorcycle Sales and Accessory Service Repair. The property is located at 8777 W. 150 S. Logansport IN and is zoned AG, Agricultural.

Chris Gaumer explained that the petitioner has an internet motorcycle sales business and persons buying motorcycles will be coming by appointment only. Mr. Gaumer explained the following:

- No additional lighting proposed; 12 foot flood light exists
- A 3'X5', 15 square foot, sign is proposed
- Hours of operation: 8:00am – 10:00pm Monday - Friday
- No parking is proposed due to sales being from the internet
- No landscape bufferyard is proposed
- No outside display of merchandise
- Currently 5 employees

Lucas Beach, 8777 W. 150 S., explained that his sales are mostly on line and doesn't usually have customers on the site. Mr. Beach explained that he and several employees will pick up the motorcycles and then deliver them to the customer when sold. Mr. Lucas stated that no trailers or merchandise will be on site, minor repairs such as oil changes will be done in the garage but major repairs will be sub-contracted out.

The board questioned the location of the sign and Mr. Beach explained that the sign will be no taller than chest height and located to the west of the house, on his property.

Mr. Fife asked for further questions or comments from the public or the Board, there were none.

The following conditions of approval were in the staff report:

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.

The following written commitments were read:

1. There be no outside storage of merchandise such as tires, or lubricants and there shall be no outdoor storage of discarded bike parts.
2. No vehicles be stored outside while awaiting repairs.
3. No vehicles may be parked or stored on any public right of way.

The Board completed the findings of fact. Allen Paschen made a motion to bring this case to a vote. Robert Heckard seconded the motion and roll call vote was unanimous to approve CCBZA #13-03.

REPORTS: None

OLD BUSINESS: None.

NEW BUSINESS: None.

There being no further business to be brought before the Board, the meeting was adjourned at 6:21PM on April 22, 2013.

Officer, CCBZA

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Peggy Dillon, Recording Secretary