

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
Monday, November 4, 2013

Dick 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.

Members present: Dick Fife, Bob Barrett and Fred Seehase.

Members absent: Allen Paschen, Robert Heckard and Stacy Odom (alternate).

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon.

Public in attendance: David Shepler and Terry Finley

ACTION ON MINUTES:

Minutes of May 28, 2013 were presented. Fred Seehase motioned to approve the minutes as presented. Bob Barrett seconded the motion and all were in favor.

Mr. Fife asked if any Board members had been in contact with any petitioners, advocates or opponents of this case, all stated they had not.

Staff informed the Board that proper notification has been met in this case.

All wishing to speak were sworn in.

PUBLIC HEARING:

CCBZA Case #13-06: A petition of Maple Grove Distributing requesting a Use Variance for the expansion as a wholesale distributor. The property is located at 10988 E. State Road 18, Galveston and is zoned AG, Agricultural.

Chris Gaumer located the site and explained the following issues:

- Expansion of an existing wholesale distributor
- Expansion to be a 60' X 114' storage and warehousing building
- No additional lighting is proposed
- Existing building mounted sign will remain – 25' X 4', 100 Sq. Ft.
- Existing free standing sign to remain – 4' X 10', 40 Sq. Ft.
- No additional signage
- Hours of operations: 8:00AM – 5:00PM Monday – Saturday
- 20 gravel parking spaces – conforming
- 1 existing loading space and additional loading space is proposed
- No additional landscaping is proposed
- Maximum of 18 employees

Mr. Gaumer stated that the existing building will eventually be torn down, driveway access and the parking area will remain the same.

Dave Shepler, 1212 Timber Ridge Rd., explained that this is the first of possible future expansions. Mr. Fife asked for questions, there were none. Mr. Fife 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.

Petitioner agreed to these conditions. The findings of fact were completed. Mr. Barrett made a motion to bring this petition to a vote. Mr. Seehase seconded the motion and roll call vote was unanimous to approve #13-06.

REPORTS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

There being no further business to be brought before the Board, the meeting was adjourned at 6:13 PM, Nov. 4, 2013.

CCBZA Official

CCBZA Official

Peggy Dillon, Recording Secretary