

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, June 22, 2020

Fred Seehase 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: Fred Seehase, Bob Barrett, Stacy Odom and Randy Pryor

Members absent: Larry Phipps, Jim Donato, Alternate

Staff present: Eric Servin, Arin Shaver and Peggy Dillon

Public in attendance: Brent Ahrens

ACTION ON MINUTES:

Minutes of February 24, 2020 were presented. Mr. Odom made a motion to approve the minutes, 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 this case.

Mr. Seehase swore in all wishing to speak.

PUBLIC HEARING:

CCBZA #20-03: A petition of Brent Ahrens requesting a Special Exception to amend CCBZA #08-04 for signage. The property is located at 10222 E. CR 1250 S. Galveston IN and is zoned AG, Agricultural.

Mr. Servin explained the location and surrounding uses, and then gave the following information:

- CCBZA #08-04 was a Special Exception for a small business repair operation; any changes to the commitments and conditions will result in the use coming back to this Board
- Sign will be double – faced 4'X 8', 32 sq. ft; variance for 2 sq. ft. for each side
- Vinyl material
- Height of sign is 6'; meeting requirements
- Placement will be 10 ft. from property line; meeting requirements
- No lighting added
- Location of sign is a corner lot; 2 front yards; meeting setback standards
- Sign will contain 4 other business logos
- Hours of operation: Monday – Friday 8:00am – 5:00pm; Saturday 8:00am – 12:00pm
- Currently 9 parking spaces off 1250 S.
- Expansions in 2015 and 2017 created an additional of 10,000 sq. ft. and 30 parking spaces are required: variance for 21 parking spaces is needed
- Landscaping meets requirements
- Number of employees is 8

Mr. Ahrens, 12580 S. Richard Ct. Galveston, stated that no parts or equipment will be stored outside and explained that the expansions were for storage areas.

Mr. Ahrens explained that employees park parallel to the road and customers and delivery trucks park all over the graveled lot which has no designated spaces. Mrs. Shaver asked if there are ever problems with not enough parking area, Mr. Ahrens stated no.

Mrs. Shaver explained the following:

- Parking standards are based on sq. footage of the buildings
- This is a residential area and if a bigger parking lot is not necessary, this would be better
- Storage is the purpose of a large area of the buildings, additional parking wouldn't be necessary
- Staff recommends the approval of the variance for the parking spaces and since currently there is space for an additional 10 vehicles in the graveled area the variance will be for only 11 spaces.

Mr. Barrett asked if there is an expansion planned. Mr. Ahrens stated he foresees possibly moving the office to the corner of the lot and putting the mechanical work to the back of the lot.

Mrs. Shaver questioned the possible expansion as to square footage and access.

Mr. Ahrens stated the access will be off 1250 S.; staying away from the highway and if an office is built, it possibly would be up to 40' X 60'. A discussion followed of an expansion. Mrs. Shaver explained that this could be allowed at this time with standards to be required with the expansion.

A suggestion of allowing a building up to 60' X 80' and Mrs. Shaver stated the size of the building will determined the standards, including parking and they will have to be followed.

Mr. Odom questioned the variance for the 2 sq. ft. for each sign and asked if it should be a 30 sq. ft. variance. Mrs. Shaver stated yes, 2 sq. ft. is standard for the Agricultural district so the variance should be for 30 sq. ft.

The variances were reviewed:

- Variance for 30 sq. ft. for each sign
- 11 parking spaces
- 1 extra drive

Mr. Seehase asked for questions or comments from the public, there was none.

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

The conditions were read:

1. That all proposals 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 Commitment was read:

1. That all bufferyards always be maintained and cleared of any trash or waste.
2. That all equipment and supplies will be kept inside.
3. That no security lights be installed.

The petitioner agreed to these conditions and the commitments.

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

Mr. Odom motioned to bring this case to a vote. Mr. Barrett seconded the motion.

The Findings of Fact were completed.

The vote for the variances was unanimous to approve.

The vote for the Special Exception was unanimous to approve.

CCBZA #20-03 was unanimous to approve.

Mr. Seehase explained the appeal process.

REPORTS:

None

OLD BUSINESS:

Confined Feed Operations:

Mrs. Shaver stated that several CFO's have put trees up for buffer but only 2 rows, not the 3 rows agreed to. Mrs. Shaver stated that a report will be given at the next meeting on which buffers have been completed or not.

Truck Stop:

Mr. Seehase asked about the trees that were to be planted at the Heartland Truck Stop near Clymers around the lagoon.

Mrs. Shaver explained that the systems that is being installed for the lagoon does not work at this time.


NEW BUSINESS:

None

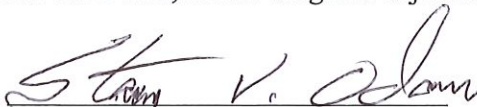
PUBLIC IN ATTENDENCE:

No one spoke to the Board.

There being no further business to be brought before the Board, the meeting was adjourned at 6:51 PM, June 22, 2020.



CCBZA Officer



CCBZA Officer



Peggy Dillon, Recording Secretary