

Minutes  
Cass County of Zoning Appeals  
Monday July 24,2023

Fred Seehase called for the meeting of the Cass County Board of Zoning Appeals to order at 6:01 PM

Members Present: Bob Barrett, Fred Seehase, Randy Pryor, Dave Shepler, Stacy Odom

Members absent: None

Staff present: Jamey Harper, Jamie Moore

Public in attendance: See sign in sheet

**ACTION ON MINUTES:** Minutes of June 26, 2023 were presented. Mr. Seehase asked if there were any questions or corrections. Mrs. Harper stated the date on the top of the Minutes should be June 26 not July 24.

Mr. Seehase motion to approve with correction, Mr. Barrett motion first and Mr. Shepler second the motion. All were in favor.

Mr. Seehase asked if any Board members have been in contact with the petitioners, advocates or opponents in regards to todays case. All replied no.

Mr. Seehase asked if proper notification been made and do we have proper verification in all cases on today's docket? Mrs. Harper said yes.

Mr. Seehase swore in all in attendance.

**PUBLIC HEARING:**

CCBZA # 23-04 The petitioner of Ceres Solutions for a Use Variance and various variances from developmental standards to allow a Bulk Propane Storage Facility. The property is located on SR 18 and 800 E, Galveston, IN 46932 and is zoned AG, Agricultural District.

Mrs. Harper located the property and explained the following: The petitioner is requesting a Use Variance and various variances from developmental standards to allow a bulk propane storage facility on the property. For lighting, prosing LED lighting with height at 20 ft. If the lighting becomes an issue that the petitioner will work with Staff. There is no signage at this time, the petitioner will have to come back through the board for any future signage. Hours of operation will be 7am – 4pm. That deliveries into the bulk storage tank may be anytime during day or night. Emergency deliveries to retail customers may require after hours loading, however this is very seldom. For the parking, a drive off of SR 18 would allow access; only truck parking for loading or unloading. No overnight parking of trucks will be at this facility. Parking Classification B, 2 per 3 employees of the 2 expecting maximum shifts combined plus 1 per visitor space for each 20 required employee spaces with a minimum of 4 spaces. There is no Buffer yard proposed. The standard would be a classification level 5 with a 10 ft width. The VDS would be 2 deciduous shrubs, 4 evergreens and a fence.

Mr. Seehase asked the Petitioner to step towards the microphone and state your name and address for the record; Joe Dunfee – Ceres, 2422 W CR 150 N Logansport, IN 46947.

Mr. Seehase asked if the board had any questions. Mr. Odom asked if that was an open ditch or a grass water way on the southern boundary? Mr. Dunfee stated no, that it wasn't a ditch, it's more of an over strip to get access water away. Mr. Odom asked how close would the tank be to the ditch. Mrs. Harper stated that the ditch was about 50 ft away. Mr. Odom stated that if that was a legal ditch that you would

have to have at least 75 ft easement on legal drains. Mrs. Harper stated we can check with Josh LeDonne, County Surveyor about the easement. Mr Dunfee stated that the tank could be moved to the center of the graveled area to make it meet the setback for the legal drain.

Mr. Seehase asked the petitioner if he had anything else to add, the petitioner stated no.

Mr. Seehase asked the Board and public if there are any more questions. Ryan Waters 12862 CR 88 E Galveston, IN 46932 had some concerns regarding safety issues, and that being a neighbor next to the facility, thought he would had been notified sooner. Mr. Dunfee stated that there were more safety features than on a residential tank, and all employees are knowledgeable on safety requirements. That there will also be a high chain link fence with barbwire on top. Mr. Pryor asked if there had ever been a fire. Mr. Dunfee stated no. Once a month inspection is completed along with the drivers. That there is a brake away disconnect to the safety valve.

Mr. Seehase asked if there was any written correspondence: There was none.

Mr. Barrett read the Conditions and Commitments.

Conditions of approval:

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.

Commitments of Approval

1. That if lighting becomes an issue, the petitioner will work with the Planning Department to resolve the issue.

Mr. Seehase asked for a motion to bring Case # 23-04 to a vote. Mr. Shepler and Mr. Odom second the motion.

Roll call vote was taken for the Use Variance and various variances from developmental standards.

The Findings of Facts were completed. The CCBZA # 23-04 was unanimously approved.

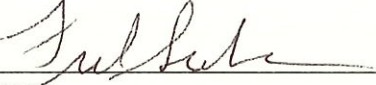
Mr. Seehase explained the appeal process.

Reports: None

Old Business: None

New Business: None

There being no further business to be brought before the Board, the meeting was adjourned at 6:30 pm.

  
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CCBZA

  
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CCBZA Officer

  
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Jamie Moore, Recording Secretary