

MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, May 24, 2021

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 Dave Shepler

Members absent: Randy Pryor, and Jim Donato, Alternate

Staff present: Arin Shaver

Public in attendance: Angelique Witlam and Beverly Maloy

ACTION ON MINUTES:

Minutes of October 19, 2020 were presented. Mr. Odom made a motion to approve the minutes, Mr. Barrett seconded the motion and all were in favor.

ELECTION OF OFFICERS: Mr. Barrett motioned to retain the current slate of officers. Mr. Shepler seconded the motion and all were in favor. Slate of officers are as follows: President, Fred Seehase; Vice President, Stacy Odom and Secretary, Bob Barrett.

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.

Mrs. Shaver stated that the petitioner said notifications have been turned in; they are not in the folder, so a condition of approval to receive these should be added.

Mr. Seehase swore in all wishing to speak.

PUBLIC HEARING:

CCBZA #21-01: A petition of Angelique Witlam requesting a Special Exception and various variances to allow an organizational campground. The property is located at 2548 E. 450 S. Logansport IN and is zoned AG, Agricultural. Mrs. Shaver explained the location and gave the following information:

- This is a non-profit organization
- There will be no overnight stays
- The residence will be used also
- Security lights will be 50' – 60'; if glare is a problem; they will angle the lights
- Signage will be a 3' X 4'; 12 sq. ft.; reflective sign located at the entrance; standard setback is 10ft.; height cannot exceed 8'
- Hours of operation will be June – July; Monday – Thursday 8:30am – 5:30pm
- Driveway access will be off 450 S.; drop-off and pick up only
- Would have to provide parking for 10 – 15 volunteers
- They don't have a parking and access layout
- Buffer yard will be existing open grass with tress/shrubs on the property; variance if no buffer yard is added
- Number of employees to be 10 – 15 volunteers

Ms. Witlam, 2548 E. 450 S. Logansport, IN explained that there are 2 locations for parking: when you come in the drive it's right there; also coming to the building, there is parking in that rectangle – to the right of that piece of dirt; it will go all the way there where they can drive in, there will be parking there for volunteers and to drop off; pick up is the same way.

Mrs. Shaver asked how many parking spaces there will be. Ms. Witlam said it is that whole area, to the right of that island going all the way down towards the house.

Ms. Witlam stated the sign will be there on an island, more than 10ft. away from the road.

Mr. Odom asked if it is all grass where they will be parking, Ms. Witlam replied yes but if it rains, they will park by the Barn it is gravel.

Mr. Odom asked about lunch and Ms. Witlam stated an arrangement with the schools will allow school lunches to be pick up and brought to the site.

Ms. Witlam stated that they have an LMU light and won't be adding any lights.

Mr. Barrett asked what activities they might have. Ms. Witlam stated there will be activities, play time, cooking, team play and time for speakers: age groups are grades Kindergarten through 5th grade.

Mr. Odom asked about restroom facilities, Ms. Witlam stated there will be port-a-potties.

Mr. Barrett asked if the volunteers will have back ground checks. Ms. Witlam stated they do not; a lot of them are minors and they are in schools and they are covered in that area; the elderly volunteers they know well and monitor them.

Mrs. Shaver asked how many children per day. Ms. Witlam stated 10 – 15 per day but they have made an exception for a group of 19 for 1 week; so, the maximum is 20 per day.

Ms. Witlam stated that if things go well there may be groups from Camelot, maybe Senior Citizens or older students.

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

Mr. Seehase asked for written correspondence, there were 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.
4. That all notifications be on file.

The Commitments were read:

1. That security lights meet our performance standards section 309.07.
2. That the petitioner meet AG district sign standards.
3. The maximum campers per day is 20.

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.

Roll call vote for the Special Exception was unanimous to approve.

Mr. Odom motioned to bring the Variances for the parking and the buffer yard to a vote. Mr. Barrett seconded the motion and roll call vote was unanimous to approve. CCBZA #21-01 was unanimous to approve.

Mr. Seehase explained the appeal process.

REPORTS:

None

OLD BUSINESS:

None:

NEW BUSINESS:

Minutes: CCBZA Hearing Officer #20-05:

A petition of Richard and Vickie Garver for a Variance from Development Standards to allow a carport to be closer to the front yard and side yard than allowed by Ordinance. The property is located at 40 Cedar St. New Waverly and is zoned RR. Rural Residential.

Mrs. Shaver presented the minutes and asked for questions, there were none. Mr. Barrett motioned to approve the minutes as presented. Mr. Shepler seconded the motion and all were in favor.

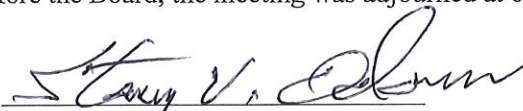
PUBLIC IN ATTENDANCE:

Mr. Barrett asked about the vehicles on the property north on SR 17;the old drive in. Mrs. Shaver explained that she is in contact with the County Lawyer about this issue.

There being no further business to be brought before the Board, the meeting was adjourned at 6:40 PM,
May 24, 2021.



CCBZA Officer



CCBZA Officer



Peggy Dillon, Recording Secretary