

**MINUTES**  
**CASS COUNTY BOARD OF ZONING APPEALS**  
**MONDAY, May 23, 2016**

Fred Seehase called the regular meeting of the Cass County Board of Zoning Appeals to order at 6:00PM in the Commissioners Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

Members present: Fred Seehase, Bob Barrett and Larry Phipps

Members absent: Robert Heckard, Stacy Odom and Jim Donato, Alternate

Staff present: Arin Shaver and Chris Gaumer

Staff absent: Peggy Dillon

Public in attendance: See sign in sheet.

**ACTION ON MINUTES:**

Minutes of February 8, 2016 were presented. Mr. Phipps made a motion to approve the minutes, Mr. Barrett seconded the motion and all were in favor.

Staff informed the Board that proof of notification has been met for Case #16-05 but not for Case #16-06, this case will not be heard today.

All wishing to speak were sworn in.

**PUBLIC HEARING:**

CCBZA Case #16-05: A petition of Michael Barnhill requesting a Special Exception to allow for Agribusiness, specifically the dehulling of walnuts and various Variances from Development Standards. The property is located at 7891 E. 1050 S. Walton and is zoned AG, Agricultural.

Chris Gaumer explained that the petitioner wishes to conduct a business to dehull walnuts which is considered Agribusiness and gave the following information:

- Local walnuts will be bought for sale
- Hulls will be taken to a local farm to be used as a herbicide
- No additional lighting is proposed
- Signage will be metal; 2.5' X 3', 7.5 sq. ft.
- Operations open October 2 and closes November 3
- Hours of operations to be 9AM – 6PM
- Access lane will be widened to 40'; standards for residential property is 12'; variance required for 28'
- No additional bufferyard is proposed; variance required for all bufferyard requirements

Mr. Seehase asked the petitioner Michael Barnhill if he had anything to add to the report, he replied no.

Mr. Barrett asked the process of using the hulls as herbicide.

Mr. Barnhill stated that the hulls will be cut with lime and will take about 6 months to be turned into organic matter.

Kent Rose, 12218 S. 800 E., stated he was here to get more information but felt there would not be a problem with this operation.

Mr. Seehase asked for further questions from the public, there were none.

Mr. Seehase asked for written correspondence, there was none.

Mr. Seehase asked for further questions from the board, there were 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.

Mr. Barnhill agreed to these conditions. Mr. Phipps made a motion to bring this petition to a vote; motion was seconded by Mr. Barrett. The Board completed the findings of fact. Roll call vote was unanimous to approve CCBZA #16-05 Special Exception and Variances for Development Standards.

Mr. Seehase explained the appeals process.

**REPORTS:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

Hearing Officer #16-03 VDS Elpers 3808 S. 600 W.

Hearing Officer #16-04 VDS Telfer 7021 E. 450 N.

Mr. Gaumer explained the Hearing Officer cases #16-03 and #16-04. Mr. Phipps motioned to approve the minutes as presented. Mr. Barrett seconded the motion and all were in favor.

Educational Session:

Mrs. Shaver conducted an educational session outlining the duties and processes of the Board of Zoning Appeals. Several members asked questions and made comments.

There being no further business to be brought before the Board, the meeting was adjourned at 6:28 PM, May 23, 2016.

---

CCBZA Officer

---

CCBZA Officer

---

Peggy Dillon, Recording Secretary