

**MINUTES
CASS COUNTY BOARD OF ZONING APPEALS
MONDAY, March 25, 2019**

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 2nd floor of the Cass County Government Building.

Members present: Fred Seehase, Stacy Odom, and Bob Barrett

Members absent: Robert Heckard, Larry Phipps and Jim Donato, Alternate

Staff present: Eric Servin, Arin Shaver and Peggy Dillon, Recording Secretary

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of May 29, 2018 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. Odom motioned to retain the current slate of officers. Mr. Barrett seconded the motion and all were in favor. The officers will be 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.

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 #19-01: A petition of Jason Kite requesting a Use Variance to allow a retail business. The property is located at 2936 S. Highway 35 and is zoned AG, Agricultural.

Mr. Servin explained the location and gave the following information:

- Surrounding land uses of residential and agricultural
- The business is currently open as an antique shop
- Gunsmith and gun sales are being considered at this location
- Lighting is existing as a security light on the barn
- Signage is an existing metal pole sign to be 2' X 3'; in the yard with no light
- 1 employee
- Hours of operations: 10:00am – 5:00pm
- Landscaping will consist of existing bushes and trees
- Access is existing, paved and gravel areas
- 1 parking space is needed for each employee

Mr. Jason Kite, 2936 S. US 35, explained that he wishes to learn gunsmithing and Mr. Dan Dunkle will be teaching him the craft, but will not be an employee.

Mr. Odom asked if there will be a firing range, Mr. Kite stated no.

Mr. Kite explained he has a antique shop at this time and all sales will be inside the building.

Mr. Odom questioned the sign. Mr. Kite explained he has a homemade sign that is 4' X 4'.

Mr. Kite stated he will have an FFL License to do the gunsmithing.

Mr. Kite stated he will be the only employee but would like to add his wife as an employee. The Board agreed to this.

Mr. Kite explained that he is open daily from 10:00am to 5:00pm.

Mr. Odom questioned the access and Mr. Kite explained the access will be his driveway that is paved and graveled and the area by the shop could hold 20 cars if needed.

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

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

Mr. Seehase asked for questions from the public, 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.

The following commitments were read:

1. That the petitioner installs a full cut off light.
2. That there will be no firing range on the property.
3. There will be no more than 2 employees.

Mr. Kite agreed to the conditions and commitments.

Discussion was closed by Mr. Seehase. The findings of fact were completed.

Motion was made by Mr. Odom to bring this case to a vote. Mr. Barrett seconded the motion and roll call vote was unanimous to approve CCBZA Case #19-01.

OLD BUSINESS:

None

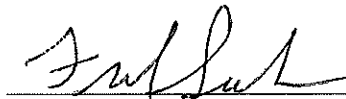
NEW BUSINESS:

None

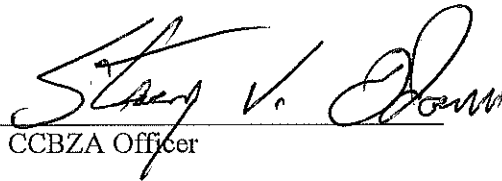
PUBLIC IN ATTENDANCE:

No one spoke to the Board.

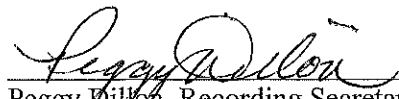
There being no further business to be brought before the Board, the meeting was adjourned at 6:31 PM, March 25, 2019.



CCBZA Officer



CCBZA Officer



Peggy Dillon, Recording Secretary