

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, January 5, 2016

Jenny Clark, President, called the regular meeting of the Cass County Plan Commission to order at 8:30 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Jim Sailors, Jim Donato, entered the meeting at 8:37am, Krista Pullen, Fred Seehase, Stacy Odom, Mike Kinsey and George Stebbins.

Member absent: 1 member to be appointed

Staff present: Arin Shaver, Chris Gaumer, Ralph Koppe, Jeff Stanton, legal counsel and Peggy Dillon.

Public in attendance: John Abney and Valintina Friskey

ELECTION OF OFFICERS:

Mr. Seehase motioned to retain the current slate of officers. Mr. Stebbins seconded the motion and all were in favor of the officers as follows: President, Jenny Clark; Vice-President, Jim Sailors and Secretary, George Stebbins.

PLAN COMMISSION COMMITTEES:

Mr. Stebbins motioned to retain the current committee membership, stating that Brad Johnson has resigned and the member appointed will fill his positions on the committees. Mr. Kinsey seconded the motion and all were in favor.

ACTION ON MINUTES:

Minutes of December 1, 2015 were presented. Mr. Sailors motioned to approve as presented. Mr. Stebbins seconded the motion and all were in favor.

PUBLIC HEARING:

None.

REPORTS:

4th Quarter ILP's:

Improvement location permits for the 4th quarter of 2015 were presented with no questions.

4th Quarter Financial Report:

The 4th quarter financial report was presented and no questions asked.

Building Commissioner:

2219 E. Wabash River Road: Mr. Koppe explained that the order required the front porch to be removed and the windows to be boarded up. Presented pictures showed that a structure has been demolished and the remaining debris has been left on the property.

Mr. Stebbins motioned to give the owner 60 days to remove the debris; April 1, 2016 the property will be inspected and brought forward to Plan Commission on April 5, 2016. The motion was seconded and all were in favor.

Clymers Area:

Mr. Koppe explained that a re-inspection of this area focused on 2 structures:

4065 Vandalia Road

Mr. Koppe stated that the order sent out asked that the following issues to be completed:

- Broken windows to be boarded up;
- TV tower removed from the roof;

- Garage be demolished and debris taken away.

Mr. Koppe explained that the garage has been demolished but some debris remains.

4031 Quincy Road:

Mr. Koppe explained that no improvements have been made and in the back, the garage has fallen down. Mrs. Shaver stated that staff is presenting these issues and asking if orders should be sent out. Mrs. Clark asked if the Commission agrees to sending the orders; all were in favor.

OLD BUSINESS:

Unsafe Property:

1900 N. Third Street – Friskey:

Mr. Koppe reminded the Commission that the order was for the following:

- Repair or board up the garage
- Clean up trash and debris

Mr. Koppe stated the property was inspected December 29, 2015; the refrigerator has been removed, the garage is not boarded up and trash remains.

Valitina Friskey, 1900 N. Third St., explained that her help did not show up to board up the garage.

Mrs. Clark asked for a motion. Mr. Sailors motioned to continue the order until the next meeting; re-inspect the property on April 1, 2016 and bring to Commission on April 5, 2016.

Mr. Donato explained to Mrs. Friskey that work needs to be continued and progress made. Mrs. Friskey started that she does understand.

Mr. Kinsey seconded the motion and all were in favor.

NEW BUSINESS:

Lien Approval for 13545 S. Main St. Young America:

Mrs. Shaver explained that staff has secured the doors and a fine of \$250 for material and labor. Mr. Stebbins suggested that an additional fine might be imposed along with the \$250 fine to cover costs. A discussion followed.

Mrs. Shaver stated that staff will work with property owners to secure and clean up structures and if there is not progress; an order will be brought to the Commission and a fine can be assessed at that time.

Mr. Stebbins motioned to approve the lien of \$250 to Billy Wilson. Mr. Sailors seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:

Mrs. Clark asked for questions or comments from the public, there were none.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:47AM January 5, 2016.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary