

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, February 7, 2017

Jim Sailors, 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: Jim Sailors, Jim Donato, Fred Seehase, Stacy Odom, George Stebbins, Josh LeDonne, Chris Frey and Krista Pullen

Members absent: Mike Kinsey

Staff present: Arin Shaver, Austin Brass, Jeff Stanton, legal counsel and Peggy Dillon.

Public in attendance: Dan Musselman, Mike Collins, Seth and Spenser Forgey, and Jeff LeDonne

ACTION ON MINUTES:

Minutes of January 3, 2017 were presented. Mr. Stebbins motioned to amend the minutes and then to accept as amended. Mr. Odom seconded the motion and all were in favor.

PUBLIC HEARING:

Mrs. Shaver determined that there was proper notification for this case.

Minor Subdivision for Seth and Spenser Forgey: Mrs. Shaver gave the location as east of 1627 E. CR 1250 S. Galveston, currently zoned AG, Agricultural and presented the following information:

- 2 lots split – 5 acres each
- There will be a road dedication of 25ft. for the road right-of-way
- There is an easement, of 60ft. in the middle of both lots for lot access
- Staff recommends a condition of approval be that the soil sample and maintenance agreement for the 60 ft. easement be presented to staff prior to secondary approval
- Technical Review Committee did not have any concerns with the petition
- Drive-way access is in the middle easement
- Storm water: there are drainage easements on the site but at this time is not taken into consideration
- This is an agricultural use in what is considered prime farmland
- The Plan Commission will determine primary approval and Staff will determine secondary approval and make sure all conditions have been met

Mrs. Shaver recommended the following conditions of approval:

1. That the petitioner provides staff with the soil sample before secondary approval
2. That the maintenance agreement of the easement and road be defined on the plat prior to secondary approval.

Mr. Sailors asked for questions from the Commission. Mr. Seehase asked if the hog buildings will meet all required setbacks from the road and Mrs. Shaver stated that they will have to go to the Board of Zoning Appeals for setback requirements if needed but will be going for a Special Exception to locate a confined feed operation.

Mr. Sailors asked if the petitioner had anything to say, they did not. Mr. Sailors asked for public comments, there were none.

Mr. Seehase motioned to approve the recommended conditions of approval for this subdivision petition. Mr. Stebbins seconded the motion and all were in favor.

Mr. Stebbins motioned to approve this subdivision with the conditions. Mr. Odom seconded the motion and all were in favor.

Mr. Sailors stated that the Forgey Subdivision primary approval has been approved.

REPORTS:

Educational Session:

Mrs. Shaver gave a brief outline with explanations for the following items that are of concern to the Plan Commission:

- What is Planning?
- Plan Commission
- Boards under the Plan Commission
- Why Plan
- Comprehension Plan
- Basis Planning Processes
- Zoning Ordinance
- Rezones
- Development Plan Reviews
- Subdivisions
- Bylaws

OLD BUSINESS:

None

NEW BUSINESS:

Work Program 2017:

Mrs. Shaver explained the proposed Work Program 2017 for the Planning Department. Mrs. Shaver asked for questions or comments from the Commission, there were none. Mr. Stebbins motioned to approve, Mr. Donato seconded the motion and all were in favor to approve the Work Program 2017.

FLOOR IS OPEN TO THE PUBLIC:

Mr. Sailors expressed concern that incorporated towns in Cass County do not have zoning regulations but have many problems with properties in disrepair. Mrs. Shaver stated that our Unsafe Ordinance regulates only the unincorporated areas but could be amended if desired to include incorporated towns.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:11AM February 7, 2017.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary