

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, May 3, 2016

Jenny Clark, President, called the regular meeting of the Cass County Plan Commission to order (a little early due to construction noise for the remodeling project) at 8:25 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 8:28am); Krista Pullen, (entered the meeting at 8:31am); Fred Seehase, Stacy Odom, and George Stebbins.

Member absent: Mike Kinsey and 1 member to be appointed

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of April 5, 2016 were presented. Mr. Sailors motioned to approve as presented. Mr. Seehase seconded the motion and all were in favor.

PUBLIC HEARING:

Resolution #16-01 Grissom Air Force Overlay: Mrs. Shaver explained the following concerning the addition of the Grissom Air Force Overlay:

- Staff and the Economic Development Director, Christy Householder, have been working with Grissom personnel for over a year
- For the protection of the airfield, residences and businesses in Cass County
- Encroachment Committee will provide information on possible developments and plantings that may affect the Base
- Improvement Location Permits in the designated area will be reviewed by the Encroachment Committee
- Districts in the area include:
 - Clear Zone – only croplands
 - APZI – croplands, pasture and grazing
 - APZII – croplands, pasture, grazing and residential structures
 - Inner conical
 - Outer conical

Mrs. Shaver located the districts on the map and explained that these are based off Federal Aviation Regulations and other State and Federal regulations.

Mrs. Clark asked for questions or comments.

Christy Householder, Economic Director, explained that there is the possibility of an active unit coming to Grissom and this started the conversation with Grissom concerning regulations of an Overlay.

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

Mr. Stebbins motioned to send a favorable recommendation to the Commissioners. Mr. Donato seconded the motion and roll call vote was unanimous to approve Resolution #16-01.

Resolution #16-02 Wind Ordinance:

Mrs. Shaver explained that Cass, Miami and White Counties have wind ordinance but with different structures than what we have in the zoning ordinance; if a wind development were to be considered for all counties, it would be easier if all ordinances were structured the same. The following are changes proposed to our ordinance:

- Structure in the zoning ordinance
- Adding more definitions
- Changing Large & Small to Commercial & Non-commercial
- Standards are basically the same but the structure of the ordinance is changed
- The area of the county that has the “best wind” will not be required to apply for a Special Exception, will be permitted if meeting all standards

Mr. Odom questioned the change that drainage maintenance is no longer required. Mr. Shaver explained the changes give the authority to the Commissioners to review drainage issues in a wind development area. Mr. Sailors stated that the drainage issues will be in the contracts with the developers.

Mrs. Shaver explained that the procedures will be moved to the Developers Guidebook which will include the drainage requirements. Mrs. Shaver stated that drainage issues will be addressed in the pre-construction and construction phases with the Technical Review Committee.

Christy Householder explained that wind development is very possible within the next 5 years.

Mrs. Clark asked for further questions from the Commission and the public, there were none.

Mr. Stebbins motioned to send a favorable recommendation to the Commissioners. Mr. Seehase seconded the motion and roll call vote was unanimous to approve Resolution #16-02.

REPORTS:

Permits for Structural Changes:

Mrs. Shaver explained that currently permits are not required for structural changes and after meeting with the Building Commissioner and County Commissioners, it was determined that permits would protect the community by requiring standards for structural changes; including roofing and remodels that are from unfinished to finish. Mrs. Shaver explained the fee would be \$50. Mrs. Shaver asked for questions, and stated staff would move forward if there is no objections, there were none.

OLD BUSINESS:

Unsafe Properties:

1900 N. Third Street - Friskey:

Mr. Koppe explained that this property was inspected on April 27, 2016; garage door is fixed; trash is burned. Mrs. Shaver explained that a neighbor is concerned with the debris left in the burn pile and the house. Mr. Koppe stated that staff is satisfied with the trash clean up.

Mr. Donato stated that they have moved in a positive direction and Mrs. Friskey is willing to work with the Commission.

Valintina Friskey, explained that after burning the trash, there is a little bit of metal and trash bags left.

Mr. Sailors reminded her to contact the Township Trustee for assistance she may need.

Mr. Stebbins motioned to re-inspect the property on June 1, 2016 and bring back to the Commission on June 7, 2016. Motion was seconded by Mr. Sailors and all were in favor of the motion.

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2929 E. Wabash River Road – Cardoza (Abney):

Mr. Koppe explained that this house has sold to Mr. Cardoza and a new letter was sent to him asking for a clean up of the debris. Mrs. Shaver explained that since this is a new owner, the order is considered a new order.

Mr. Koppe presented pictures of the property and stated that staff is recommending it be cleaned up by June 1, 2016. Mr. Stebbins motioned to inspect the property on June 1, 2016 and to review it at the June 7, 2016 meeting. Mr. Donato seconded the motion and all were in favor.

2929 Pottawatomie Rd. - Edmission:

Mr. Koppe presented pictures of the property and stated that the roof is falling in; sill plate is rotted off; roof is gone on the east side; staff is recommending demolition.

Connie Edmission, 2929 Pottawatomie Rd., stated that she inherited the property has started to work on it; taken out 9 vehicles; cleaned up the side area; wants to demolish the structures; taking some trash out and waiting on friends to help her.

Mr. Stebbins motioned to have the property re-inspected on June 29, 2016 for further cleanup and presented results at the July 5, 2016 meeting. Mr. Sailors seconded the motion and all were in favor.

NEW BUSINESS:

A discussion followed of staff sending the complete package for the agendas by email 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 9:11AM May 3, 2016.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary

