

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, June 6, 2017

Jim Sailors, President, called the regular meeting of the Cass County Plan Commission to order at 8:25 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jim Sailors, Fred Seehase, Mike Kinsey, Stacy Odom, George Stebbins, Chris Frey and Josh LeDonne.

Member absent: Krista Pullen and Jim Donato

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

Public in attendance: Sheila Jennings and her husband

ACTION ON MINUTES:

Minutes of April 4, 2017 were presented. Mr. Stebbins motioned to approve as presented. Mr. Kinsey seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

Unsafe Buildings:

1547 Fitch St. – Crowder:

Mr. Koppe presented pictures before and after the demolition and reported that the structure has been demolished but the area is not seeded at this time.

1925 Rogers St. - Sandburg:

Mr. Koppe showed pictures of the property and explained that the structure is demolished and seeded but the grass did not grow, he explained to B&G Construction that it needs to be seeded again.

Mr. Koppe stated that the letters for payment from these property owners were sent and if the fees are not paid by the August meeting these will come to the Plan Commission to be certified as a tax lien.

OLD BUSINESS:

Unsafe Properties:

20 Cedar St. New Waverly – Troxell:

Mr. Koppe explained that this property was demolished by B&G Construction; the contract is with the property owner.

Mr. Stebbins motioned to remove this property from the unsafe property list. Mr. Kinsey seconded the motion and all were in favor.

1705 Cliff Drive- MG Roth:

Mr. Koppe stated that this property has been sold.

Mr. Stebbins motioned that staff work with the new owner. Mr. Odom seconded the motion and all were in favor.

NEW BUSINESS:

3141 N. 300 W. – Shanks:

Mr. Koppe reported that the home owner has contracted B&G Construction to demolish the house.

Mr. Stebbins motioned to remove this property from the unsafe property list. Mr. Kinsey seconded the motion and all were in favor.

6943 Osmer St. – Jennings:

Mr. Koppe presented pictures and explained that this property has a lot of issues: front plate glass window is ready to fall out, plywood is on the roof and the roof is ready to fall in, back side is falling in. Mr. Koppe stated that the Jennings are at this meeting and has explained that they are trying to fix it up.

Mr. Stebbins motioned to give the Jennings 60 more days to secure the property. Mr. Odom seconded the motion and all were in favor.

Unsafe Ordinance Amendments:

Mrs. Shaver explained the following:

- Currently the Unsafe Ordinance has jurisdiction over the unincorporated Cass County only which does not include Royal Center, Galveston and other areas that are incorporated
- Currently section 6 states the ordinance is for real property (structures) only
- Currently agricultural and accessory buildings are exempt

Mr. Sailors stated that there needs to be some rules and regulations over the whole county for this problem of unsafe structures.

Mr. Seehase agreed that over all control in the county is important.

Mr. Musselman, Health Department, stated that their department does not have enough resources to cover everything but will help regulate when there is a health hazard.

Mrs. Shaver stated that she will take the comments and bring the proposed amendments to the August Plan Commission meeting.

1900N. Third St.:

Mr. Stebbins asked the staff to re-inspect this property that had on the unsafe list due to the house getting worse.

FLOOR IS OPEN TO THE PUBLIC:

Mr. Sailors asked for questions or comments from the public, there were none.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:46AM June 6, 2017.

CCPC Officer

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Peggy Dillon, Recording Secretary