

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, July 5, 2016

Jenny Clark, President, called the regular meeting of the Cass County Plan Commission to order at 8:39 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Jim Sailors, Fred Seehase, Stacy Odom, and Krista Pullen.

Member absent: Mike Kinsey, George Stebbins, Jim Donato 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 June 7, 2016 were presented. Mr. Sailors motioned to approve as presented. Mr. Seehase seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

2nd Quarter Improvement Location Permits: No questions were asked.

2nd Quarter Financial Reports: No questions were asked.

Unsafe Buildings:

4065 Vandalia, Clymers:

Mr. Koppe explained that an inspection showed the structure is demolished, property is back-filled and trees are planted.

Mr. Seehase motioned to remove 4065 Vandalia from the unsafe property list. Mr. Odom seconded the motion and all were in favor.

OLD BUSINESS:

Unsafe Properties:

2929 Pottawatomie Road – Edmission:

Mr. Koppe stated that the inspection on June 29, 2016 showed no changes; no cleanup of debris or demolition of the structure.

Mr. Sailors motioned to allow until July 27th for any action on the property and if not, staff will proceed with acquiring estimates for the demolition and cleanup of this property. Mr. Seehase seconded the motion and all were in favor.

Estimates will be presented to Plan Commission for review at the August 2, 2016 meeting.

1900 N. Third Street - Friskey:

Mr. Koppe explained that the pile of debris is still on the property and weeds are growing around it.

Mr. Sailors motioned for staff to proceed with the cleanup and put the fee on Mrs. Friskey's taxes. Mr. Seehase seconded the motion and all were in favor.

NEW BUSINESS:

Unsafe Properties:

1547 Fitch St. Lucerne – Crowder:

Mr. Koppe presented pictures of the property stating the problems to be:

- Foundation has a lot of issues: cracked, broken; gone all the way around

- Windows are broken
- No roof on porch; ½ is tarped
- 2 front doors rotted out; back door completely gone

Mr. Koppe stated that electrical service has been installed on the property.

Mr. Crowder, 1510 W. Cherry St. Bluffton, stated that he is trying to clean up the property; has mowed the yard; cut down 8 trees; planning to put a new roof on in November. Mr. Crowder explained that he will use the structure for storage and is asking for more time to clean it up.

Mr. Sailors motioned to allow Mr. Crowder more time for a cleanup and to inspect the property on July 27th. Mr. Seehase seconded the motion and all were in favor.

13545 S. Main St., Young America:

Mr. Koppe explained that this has metal roofing that is unsafe. Mr. Sailors motioned to give the property owner until July 27, 2016 to secure the roof. Mr. Seehase seconded the motion and all were in favor.

Mrs. Clark asked for a motion to amend the agenda to include a by-laws amendment. Mr. Odom motioned to amend the agenda; Mr. Sailors seconded the motion and all were in favor.

By-Laws:

Mrs. Shaver explained a State Law requirement for notice to interested parties that are adjoining or abutting a county line:

- Notice given to property owners in the adjacent county:
 - To a depth of 2 ownerships or
 - 1/8 mile; whichever is less

Mrs. Shaver stated this amendment will require action from the Commission at the next meeting.

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 8:51AM July 5, 2016.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary