

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, August 2, 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, Fred Seehase, Stacy Odom, Krista Pullen, George Stebbins and Jim Donato (entered the meeting at 8:40AM).

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 July 5, 2016 were presented. Mr. Seehase motioned to approve as presented. Mr. Odom seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

None

OLD BUSINESS:

Unsafe Properties:

2929 Pottawatomie Road – Edmission:

Mr. Koppe stated that Mrs. Edmission has an estimate from B&G Construction to demolish the structure.

Mr. Sailors questioned the issue of the RV on the property. Mrs. Shaver stated that a letter was sent to Mrs. Shaver stated that living in an RV is not permitted and the next step is to send a letter from the attorney.

Mike Collins, Cass County Health Department, stated that an order to comply was sent from the Health Department in April asking for the trash to be removed within 30 days. Mr. Collins inspected the property August 1, 2016 and found most of the trash to be removed and currently is not considered a hazard.

Mr. Sailors made a motion to give 2929 Pottawatomie Road until September 28, 2016 to demolish the structure. Mr. Seehase seconded the motion and all were in favor. This property will be reviewed at the October 4, 2016 meeting.

Dan Musselman, Cass County Health Department, stated that the Health Department will investigate the RV on this property.

1547 Fitch Street, Lucerne – Crowder:

Mr. Koppe explained that Mr. Crowder is starting to cover the roof; trees are removed and the inside is being cleared of debris.

Mr. Sailors questioned the mobile home that has been moved onto the property.

Mr. Koppe stated that Mr. Crowder lives there on the weekends so he can work on the property.

Mr. Musselman stated that Mr. Crowder has been asked by the Health Department to remove the mobile home; there is no water or sewer system; the neighbor has stated that Mr. Crowder has been living there on a regular basis; electricity is hooked up.

Mr. Sailors motioned to monitor the situation monthly; find out Mr. Crowder's intentions for the property and determine whether Mr. Crowder is living in the RV. Mr. Stebbins seconded the motion and all were in favor.

13545 S. Main Street - Wilson:

Mr. Koppe explained that the metal roof is blowing off and staff has received an estimate from Lobo Roofing, \$530, to secure the roof.

Mrs. Shaver explained that this property has been secured by the Plan Commission in the past. Mr. Sailors asked if this is on the tax sale list, Mrs. Shaver stated that staff will determine whether it is before any work is completed.

Mr. Sailors motioned for staff to proceed to secure the roof, contingent on if it is on the tax sale list, to not do the repair work. Mr. Seehase seconded the motion and all were in favor.

1925 Rogers – Holcomb:

Mr. Koppe explained that the inspection showed there is no progress or change: 2 estimates are obtained for the cleanup, backfill and seeding of the property: \$5500 from B&G Construction and \$5985 from Construction Unlimited.

Mr. Musselman stated that a new property owner is listed and Mrs. Shaver stated staff will check on that.

Mr. Stebbins motioned to research the ownership and to start the process over if there is a new owner.

Mr. Seehase 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 was reviewed by the Commission and now a vote is needed. Mr. Odom motioned to adopt the bylaws as presented. Mr. Donato seconded the motion and all were in favor.

NEW BUSINESS:

1682 N. 50 E. – Lopez:

Mr. Koppe explained that everything is bad on this house: roof on the back side is completely gone; rafters are gone in places; sill plates are old and bad; foundation has holes; inside walls and flooring has been removed; power is being run to the house. Pictures were shown of the property.

Gustav Lopez, speaking for Victor Lopez, stated that Mr. Lopez wishes to fix up the property; has demolished the back porch and is fixing the foundation.

Mr. Stebbins motioned to re-inspect on September 28, 2016; have the windows and doors secured and bring this property back to the Oct. 4, 2016 meeting.

Mrs. Clark asked if the owner understood that progress needs to happen and the doors and window should be boarded up. Mr. Lopez stated, yes, he understood.

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 8:57AM August 2, 2016.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary