

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, October 3, 2017

Josh LeDonne, Vice President, called the regular meeting of the Cass County Plan Commission to order at 8:30am in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Josh LeDonne, Chris Frey, Fred Seehase, George Stebbins, Mike Kinsey, and Jim Donato

Member absent: Jim Sailors, Krista Pullen and Stacy Odom

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

Stagg absent: Austin Brass

Public in attendance: Dan Musselman, Christy Householder, Sheila Jennings and Ron Jennings

ACTION ON MINUTES:

Minutes of August 1, 2017 were presented: Mr. Stebbins motioned to approve the minutes as presented. Mr. Kinsey seconded the motion and all were in favor. The minutes of September 5, 2017 were presented. Mr. Donato motioned to approve the minutes as presented. Mrs. Frey seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

3rd Quarter ILP report: Mr. Stebbins questioned the amount of \$0 for a home addition cost. Mrs. Shaver stated that if it wasn't on the application, it was not on the report.

3rd Quarter Financial report: No questions were asked

OLD BUSINESS:

Unsafe Properties:

6943 Osmer, Lucerne - Jennings:

Mr. Koppe showed pictures, past and present and explained why he feels this is an unsafe structure:

- Plywood is laying on the roof
- Skids are being used to hold up a structural wall
- Skids are not safe to hold up a structural wall
- Staff recommends demolition of the back, west side garage

Mr. Koppe stated that staff has asked 3 different contractors for estimates for demolition but has not received all 3 yet.

Ron Jennings, property owner, stated the following:

- These skids are made of some of the hardest wood: oak and hickory
- He has put studs in the structure, they are covered up
- He has supported it and put trusses up
- He feels it will not fall down
- He has put in windows
- He has not torn down the white siding but has a wall in place there

Mr. Donato asked if there are footings and Mr. Jennings stated that footing are in place, structure is not directly on the ground.

Mr. Stebbins asked what kind of structure it is and Mr. Jennings explained that it is used for storage; he has a well pump and various items along with wiring for the pump.

Mr. Stebbins explained that when skids are holding up a wall, that is a safety concern.

Mr. Jennings stated that he will allow Mr. Koppe to inspect the interior.

Mr. Kinsey motioned that Mr. Koppe inspect the structure within the next 30 days, before the next meeting and bring this forward to the Nov. 7, 2017 meeting. Mr. Stebbins seconded the motion and all were in favor.

4031 Quincy Road - McMahan:

Mr. Koppe showed pictures and explained that it has been cleaned up a little but there are still blocks, foundation, plaster and wood in a pile that has not been cleaned up. Mr. Koppe explained that there are nails and glass but no holes in the area and the structure is gone.

Mrs. Shaver explained that the owner has not contacted staff and staff estimates the clean up to be \$1500.

Mr. Stebbins commented that this is not dangerous and feels this could wait for action.

Mrs. Frey motioned to send another letter stating that if progress is not made and property not cleaned up, this Commission will move forward with bids for clean up. It was decided to inspect the property on Nov. 1, 2017 and bring forward to the Plan Commission on Nov. 7, 2017. Mr. Stebbins seconded the motion and all were in favor.

1900 N. Third Street – Friskey:

Mr. Koppe showed pictures of the property and gave the following information:

- Plywood is falling off the house
- Window is soon to fall out
- House and shed is full of debris

Mr. Stebbins stated that the structure is looking worse and is falling down. Mr. Koppe stated that 1 bid of \$7500 has been received.

Mr. Seehase motioned to take the lowest bid and remove the structures. Mr. Stebbins seconded the motion and all were in favor.

NEW BUSINESS:

Agenda Amendment: Mrs. Shaver asked to amend the agenda to include Christy Householder and a presentation about wind projects. Mr. Kinsey motioned to amend the agenda to include this item. Mr. Stebbins seconded the motion and all were in favor.

Potential Wind Project:

Christy Householder, Cass County Economic Development, spoke of a potential wind project for Cass County. Mrs. Householder explained that there is some movement at the state level to take control of local regulations for wind energy. Mrs. Householder asked the Commission to consider signing a form to ask that local control stay in place for wind developments and not be controlled at the state level.

FLOOR IS OPEN TO THE PUBLIC:

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

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:00am October 3, 2017.

CCPC Officer

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Peggy Dillon, Recording Secretary