

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, October 4, 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, George Stebbins and Jim Donato

Member absent: Mike Kinsey, Krista Pullen and 1 member to be appointed

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

Public in attendance: Dan Musselman, Mike Collins, Gustav Lopez and Victor Lopez

ACTION ON MINUTES:

Minutes of September 6, 2016 were presented. Mr. Sailors motioned to approve as presented. Mr. Stebbins seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

None

OLD BUSINESS:

Unsafe Properties:

2929 Pottawatomie Road – Edmission:

Mr. Koppe showed pictures and stated this was re-inspected on September 28, 2016 and the property has gotten worst:

- Door on RV is open
- RV is full of trash
- Back of house has open windows
- Ladder on the side of house; people have entered the house
- House is full of trash
- Yard has debris and trash
- Estimate of \$6200 for demolition of house and removal of debris from B&G Construction
- The RV and garage will be left

Mr. Sailors questioned the issue of the RV on the property. Mrs. Shaver stated that the RV can be stored on the property.

Mr. Donato questioned whether a fine can be added. Mrs. Shaver explained different options:

- A fine can be put on the property
- The fine can be waived before it is certified
- A judgment for a fine can be pursued and placed on this property

Mr. Stanton explained that a judgment for additional fines can be put on other properties owned by the unsafe property owner.

Mrs. Shaver stated that after the demolition, this Commission can decide on further action.

Mr. Seehase motioned to demolish the house and have the debris removed by B&G Construction for \$6,200. Mr. Donato seconded the motion and all were in favor.

1547 Fitch Street, Lucerne – Crowder:

Mr. Koppe explained that Mr. Crowder has called and stated he wishes to use this structure as a storage shed but is only able to work on the property once a month. Mr. Koppe stated that an inspection on September 28th showed there has been no change.

Mr. Sailors motioned to give Mr. Crowder until November 30th to secure the property. Mr. Seahase seconded the motion and all were in favor.

1682 N. 50 E. – Lopez:

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

- Improvements have been made but progress is slow
- Foundation is fixed
- New concrete is poured
- Roof has a large hole and needs fixed

Gustav Lopez, speaking for Victor Lopez, stated that Mr. Lopez will be fixing the roof next week.

Mr. Stebbins motioned to give until November 30, 2016 to fix and secure the roof. Mr. Seahase seconded the motion and all were in favor.

NEW BUSINESS:

3RD Quarter Improvement Location Permits: ILP report was presented and no questions were asked.

3rd Quarter Financial Report: Financial report was presented and no questions were asked.

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 8:50AM October 4, 2016.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary