

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, January 2, 2018

Jim Sailors, 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: Josh LeDonne, Jim Sailors, Fred Seehase, George Stebbins, Mike Kinsey and Krista Pullen

Member absent: Chris Frey, Jim Donato and Stacy Odom

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

Public in attendance: See sign in sheet

ELECTION OF OFFICERS:

Mr. Stebbins motioned to retain the current slate of officers. Mr. Kinsey seconded the motion and all were in favor. The slate of officers will be as follows: President, Jim Sailors; Vice President, Josh LeDonne; Secretary, Krista Pullen.

ACTION ON MINUTES:

Minutes of December 5, 2017 were presented. Mr. LeDonne motioned to approve as presented. Mr. Kinsey seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

Unsafe Properties:

4860 S. 475 E.- Watterson: Mr. Koppe explained that this property is now on the Commissioners sale list and staff recommends a hold. Mr. Koppe stated that no improvements have been made, nothing has changed this year. Mr. Sailors stated the sale will be in February. Mr. Stebbins motioned that a hold be on this property. Mr. Le Donne seconded the motion and all were in favor.

4th Quarter Improvement Location Permits:

The report was presented and no questions were asked.

4th Quarter Financial Report:

The report was presented and no questions asked.

OLD BUSINESS:

Unsafe Properties:

2842 S. CR 475 E.- Reynolds: Mr. Koppe presented pictures and explained that staff recommends an extension until Feb. 28, 2018 to give Mr. Reynolds more time. Mr. Koppe stated that the structure looks good and Mr. Reynolds is working on the house but still has the following issues:

- Roof soffit has holes
- No floor on approximately 1/3 of the house.

Mr. Stebbins motioned to continue this case and give Mr. Reynolds until Feb. 28, 2018 to make improvements. Mr. Kinsey seconded the motion and all were in favor.

NEW BUSINESS:

None:

FLOOR IS OPEN TO THE PUBLIC:

Kyle Reed, 3049 W. 500 N. Royal Center, stated that at the Cass County Commissioners meeting on December 8, 2017 a petition was presented containing 1309 signatures of land owners and residences of Cass County.

Mr. Reed explained that the petition is a request that the wind energy conversion system standards require a setback of at least 2640 ft. from property lines. Mr. presented 36 more signatures that agreed to request an increase in current setbacks for wind turbines in the zoning ordinance.

Dedra Dodt, 5193 W. 800 N. Royal Center, stated concern that an evening public meeting for citizens to hear and discuss the details of the proposed wind project has not been scheduled. Ms. Dodt presented the following documents, titled:

- Trespass Zoning
- A Short Compilation of Industrial Wind Turbine Research and Facts
- Compiled Data for Creation of Safe Wind Ordinances

Marilyn DeWitt, 3137 W. 800 N. Royal Center, spoke against the current setbacks from a residence and stated a meeting should be held to hear details of the wind project.

Mike Baker, 4612 N. SR 17, Logansport, presented facts of wind tower fires and blade failures and stated concern of electrical and mechanical defects that may occur and of a possible tornado that may destroy the towers.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:42AM January 2, 2018.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary