

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, February 5, 2019

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, Brian Reed, Mike Kinsey, Krista Pullen, Jim Donato, Jon Guy and Stacy Odom

Member absent: None

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

Public in attendance: See sign in sheet

ELECTION OF OFFICERS:

Mr. Sailors asked for nominations for president. Mr. LeDonne motioned to nominate Stacy Odom for president. Mr. Seehase seconded the motion and all were in favor.

Mr. Odom conducted the remainder of the meeting as president.

Mr. Seehase nominated Mr. LeDonne for Vice President, Mr. Reed seconded the motion, and all were in favor. Mr. LeDonne nominated Krista Pullen for secretary, Mr. Reed seconded the motion and all were in favor.

ACTION ON MINUTES:

Minutes of December 4, 2018 were presented. Mr. LeDonne motioned to approve as presented. Mr. Kinsey seconded the motion and all were in favor.

COMMITTEE ASSIGNMENTS:

Committee assignments were presented. Mrs. Shaver asked for any comments or questions, there were none. Mr. Reed motioned to accept the committee memberships as presented, Mr. LeDonne seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

Ordinance Review Committee

Mrs. Shaver reported that the Ordinance Review Committee did meet on January 18th in regard to the wind ordinance and stated that they have compiled information from:

- Ordinances from the counties of Benton, Kosciusko, White, Carroll, Jasper, Miami, Clinton and Jay
- Michigan State University Extension Land Use Series; Nov. 16, 2017
- Indiana Ordinance Comparison Charts

Items that they are comparing include:

- Setbacks
- Blade Clearance
- Noise Levels
- Flicker

- De-Commissioning
- Lot Size
- Top Soil Prevention Plans
- Anti-icing Technology

Mrs. Shaver stated that the committee will be meeting a couple of more times and will then present the amendments of the wind ordinance to the Plan Commission.

Mr. Donato asked when the full Plan Commission will get these amendments and Mrs. Shaver stated a finalized draft will be given to the Commission prior to the public meeting.

Mr. Reed asked that the information to be presented as a comparison of current and proposed standards.

Mr. Odom asked for further questions, there were none.

4th Quarter Improvement Location Permits

Mrs. Shaver presented the report and asked for questions, there were none.

4th Quarter Financial Report

Mrs. Shaver presented the report and asked for questions, there were none.

OLD BUSINESS:

None

NEW BUSINESS:

Unsafe Properties

2842 S. 475 E. – Omar Lopez

Mr. Koppe explained that no improvements or clean ups have occurred on this property and stated:

- No one has contacted staff
- There are no changes to the property
- The property is not on the tax sale list
- 1 estimate of \$4500 for the demolition of the structure was received

Staff recommends sending a letter to the property owner giving them until April to make contact with staff before demolition.

Mr. Donato asked if the owner has ever contacted staff and Mr. Koppe stated no.

Mrs. Shaver explained that the ownership has changed hands several times.

Mr. Koppe stated that the property has gotten progressively worst.

Mrs. Shaver explained that currently the unsafe budget is approximately \$4,000 and will not cover the cost of the proposed demolition. Mrs. Shaver stated she will be asking Cass County Council to allow the non-reverting fund be used for large unsafe projects.

Mr. Sailors motioned to notify the property owner that if they have not done anything to improve the property by April 26, 2019, this Commission will demolish it and assess the cost to the property.

Mr. Reed seconded the motion and all were in favor.

2860 S. 475 E. - Runyan

Mr. Koppe explained that no work has been done; this structure has major structural issues; staff recommends demolition. A bid of \$5650 for the demolition has been received.

Mr. Sailors motioned to demolish the structure if there is no improvement by April 26, 2019.

Mr. LeDonne seconded the motion and all were in favor.

Work Program 2019:

Mrs. Shaver presented the Work Program for 2019 and gave a brief outline of projects that includes:

- Education
- Planning Projects / Federal Funding
- Updating the Ordinances
- Economic Development
- Organizations
- Ongoing Projects
- Office Efficiency

Mr. Odom asked for questions, there were none. Mr. Kinsey motioned to approve the Work Program 2019. Mr. Reed seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:

Ruth Baker, 1808 W. 500 N., spoke of the following issues:

- Those who developed the current wind ordinance did a very good job to include information of wind turbines at that time
- It is necessary to revisit the ordinance with updated research and evidence
- Research from a variety of sources concerning industrial wind turbines was presented


Kay DeWitt, 3137 W. 800 N., read a letter from concerned citizens written by Paige Woodhouse that included:

- She has mailed research to the Commission and asked to be put on the agenda
- Concern of having only a short time to present information to this Commission
- Thankful that the ordinance is being reviewed
- Asked that the new ordinance protects the property owners

Lora Redweik, 5524 N. 600 E., presented a petition to the Commission and several documents with information on wind turbines. Mrs. Redweik highlighted some of the information and issues in the documents.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:07AM February 5, 2019.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary