

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, April 2, 2019

Stacy Odom, 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, Jim Donato, Jon Guy and Stacy Odom

Member absent: Krista Pullen

Staff present: Arin Shaver, Eric Servin, Jeff Stanton, legal counsel and Peggy Dillon, recording secretary

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of March 5, 2019 were presented. Mr. Seehase motioned to approve as presented. Mr. Donato seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

1st Quarter Improvement Location Permits:

Mrs. Shaver asked for questions, there were none.

1st Quarter Financial Report:

Mrs. Shaver asked for questions, there were none.

OLD BUSINESS:

None

NEW BUSINESS:

Unsafe Properties:

Mrs. Shaver explained that the first 2 cases are unsafe properties, not structures and staff would like the Commission to determine what is important to be qualified as an unsafe property.

1818 Rogers St. – Harmon

Mr. Koppe presented pictures of the property that included many refrigerators, stoves, sinks, bathtubs, other appliances, trash and 2 trucks loaded with trash and other items of debris.

Mr. Koppe explained the following:

- The front of the house is full of these items and they extend out to the edge of Rogers St.
- South side of house has several sheds with items inside and tires are stacked everywhere
- The back of the house has items stored inside
- The east side has items stacked up

Mrs. Shaver noted that this property did not hook up to city sewage and therefore is not livable.

Mr. Koppe stated staff recommends to give property owner 60 days to clear the property and staff will bring this back to the June 4, 2019 meeting with estimates for a county clean up.

Mr. Sailors stated that this looks like a junk yard.

Mr. Odom asked if a privacy fence could be required of the owner. Mrs. Shaver explained that a privacy fence is not allowed in the front yard setback.

Mrs. Shaver explained that the tax card states the owner lives at this property but after the mailings were posted and sent out, there has been no contact from them.

Mr. Sailors motioned to give the property owner until May 29, 2019 to clean up the property and bring this case back to the June 4, 2019 meeting, with estimates for a cleanup.

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

1829 N. 3rs St. - Timmons

Mrs. Shaver explained that this was an unsafe case several years ago and gave the following information:

- Some junk vehicles were cleaned up
- A storage building was built to hold junk items
- Junk and debris is now outside the building
- A sheet metal fence was built to hide items but they can be seen from the road; items are also beside the alley

Mr. Koppe showed pictures of each side of the property and explained that items are piled in the back; on the south side, things are coming outside and going around the building.

Mr. Koppe stated that staff recommends a clean up by May 29, 2019 and this case be brought back to Plan Commission on June 4, 2019 with estimates.

Mr. LeDonne stated that he has seen the owner working on vehicles.

Mr. Reed asked what makes this property to be considered unsafe. Mrs. Shaver stated that the Plan Commission determines what is unsightly or unsafe; State Code is very general in terms of letting Commissions as the enforcement body, interpret situations. A discussion followed of what this Board feels is unsightly with comments:

- Clutter is not unsafe
- Junk piles are all over the county
- The 1818 Rogers case is unsafe but 1829 N. 3rd St. is unsightly
- Insurance companies may deal with these problems for the liability issue

The Board asked if there has been any contact with owner, Mrs. Shaver stated no and there has been no complaints from neighbors.

Mr. Seehase motioned to deny the order and write a letter stating this property will be on the watch list. Mr. LeDonne seconded the motion and all were in favor.

1821 Grant St. - Windgate

Mr. Koppe explained that this is a mobile home with the following issues:

- A tree is on the home
- Roof is rotting under the tree
- Holes in roof
- Trees are growing through the roof of the carport
- No one is living there
- Considered unsafe

Mr. Koppe said staff recommends demolition, giving the owners until May 29th to do that.

Mr. Reed motioned to give property owner until May 29, 2019 to contact staff or demolish structures and if not done, we will demolish the structure. Mr. LeDonne seconded the motion and all were in favor.

Wind Ordinance Amendments

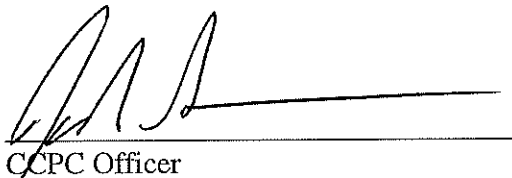
Mrs. Shaver explained that the amendments for the wind energy system ordinance were considered by the Cass County Commissioners; they have recommended some changes; Plan Commission will consider these changes at the May 7th meeting.

FLOOR IS OPEN TO THE PUBLIC:

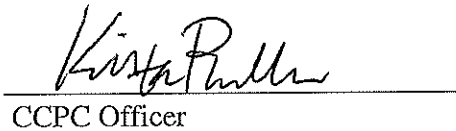
No one spoke

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:52AM April 2, 2019.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary