

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, April 4, 2017

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: Jim Sailors, Jim Donato, Krista Pullen, Fred Seehase, Stacy Odom, Josh LeDonne and George Stebbins.

Member absent: Mike Kinsey and Chris Frey

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

Public in attendance: Dan Musselman, C.C. Health Dept.

ACTION ON MINUTES:

Minutes of March 7, 2017 were presented. Mr. Stebbins motioned to approve as presented. Mr. Seehase seconded the motion and all were in favor.

PUBLIC HEARING:

None.

REPORTS:

None:

OLD BUSINESS:

Unsafe Buildings

1547 Fitch St. Crowder and 1925 Rodgers St. – Sandburg Properties:

Mrs. Shaver reported that both of these property owners were given by this Commission, until April 1, 2017 to demolish the unsafe structures. Mrs. Shaver stated that both structures have not been demolished and the demolition will move forward with the approval of this Commission by B&G Construction.

NEW BUSINESS:

Unsafe Buildings:

20 Cedar St. - Troxell:

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

- This structure was an old Masonic Hall
- Bricks have fallen out of several areas on the structure
- The structure is about to fall down completely
- Mrs. Shaver stated that the property owner has a contract with B&G Construction for demolition
- Staff recommends demolition by the owner and if not done by May 31, 2017 this Commission will proceed with the demolition

Mr. Seehase motioned to accept the recommendation. Mr. LeDonne seconded the motion and all were in favor.

1705 W. Cliff Drive – MG Roth:

Mr. Koppe showed pictures and gave the following information:

- A new roof is on structure
- Main part of house doesn't look bad
- The foundation appears OK

- Many doors and windows are open
- The back part of the house is very damaged and is not repairable
- Water has leaked into the house
- A garage has recently fallen down
- The basement entrance does not have a door
- The inside ceilings are falling down
- MG Roth has stated that he is planning on tearing the structure down
- Staff recommends re-inspection on May 31, 2017 to see if it is demolished

Mr. Stebbins asked if MG Roth will clean up the debris and Mr. Koppe said yes.

Mr. Stebbins motioned to accept this recommendation. Mr. Seahase seconded the motion and all were in favor.

Mrs. Shaver reported that many properties have been cleaned up through efforts of the Plan Commission and staff. Mr. Sailors asked if the Commission could expand efforts to clean up more than unsafe structures. Mrs. Shaver stated yes, the ordinance would need to be changed.

FLOOR IS OPEN TO THE PUBLIC:

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

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:39AM April 4, 2017.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary