

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, July 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, Krista Pullen, and Stacy Odom

Member absent: Jim Donato, Mike Kinsey and Jon Guy

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 May 7, 2019 were presented. Mr. Reed motioned to approve as presented. Mr. LeDonne seconded the motion and all were in favor.

PUBLIC HEARING:

Solar Energy Systems:

Mrs. Shaver presented the Solar Energy System addition to the Cass County Zoning Ordinance that included the following items:

- Commercial systems are considered to be the solar farms and Accessory systems are considered residential
- Buffer plantings are not being required
- All designs and specifications must meet appropriate codes, state, local and federal
- Maintenance
- Glare and noise
- Minimum of 5 acres for commercial
- No display of advertisement
- Contact information be available
- Decommissioning
- Roof, wall and ground mounted systems requirements

Mrs. Shaver explained that the Ordinance Review Committee did meet; reviewed several solar ordinances and developed these standards and requirements.

Mrs. Shaver asked for questions from the board, there were none.

Mr. Odom asked for comments from the public.

Lora Redwick, 5524 N. CR 600 E. commented on the ordinance and gave some recommendations:

- To include the FAA study on solar glare hazards analysis tools in the ordinance.
- Buffering around inverters and havacs for sound reduction
- Items that other ordinances have that are not included:
 - Height; Security; Outdoor storage; Application requirements; Aviation and fire protection; Endangered species and other wildlife; Land and site evaluations;

Vibration and electrical components; Erosion; Electric magnetic interference; Re-powering and upgrade permitting

- Decommissioning :make sure the developer has the money to dispose of materials
- Sounds, hums are produced by the transformers
- Health concerns of the chemicals that are used on solar panels

Mr. Odom asked for further questions from the public, there were none.

Mr. Odom asked for questions from the board. Mr. Reed stated that he would like time to go through the information and made a motion to continue this ordinance addition to the next meeting. Mrs. Shaver stated the next meeting will be August 5, 2019. Mrs. Pullen seconded the motion and the vote was as follows: Mr. LeDonne, yes; Mr. Odom, yes; Mrs. Pullen, yes; Mr. Reed, yes; Mr. Seehase, yes; Mr. Sailors, no. Motion passed to continue this ordinance change.

REPORTS:

2nd Quarter ILP's: These were not available and will be emailed to the members when they are finished.

2nd Quarter Financial Report: Mrs. Shaver presented the report; there were no questions asked.

Update Unsafe Property:

1411 N. US 35 – Pollard: Mr. Koppe presented pictures of the site and explained the following:

- Property had burned
- It has been cleaned up
- Structure is boarded up; ends are closed
- Part of the roof is tarped

Mrs. Shaver explained that the holes have been covered, it isn't pretty and the coverings won't last but they have secured the property.

Mr. Sailors asked if unsightly is a part of the unsafe ordinance, Mrs. Shaver stated no. Mr. Reed stated that the property owner has fulfilled what the Commission has asked. Mrs. Shaver stated this property isn't on the order list and asked the board what they would like to do with this property. Mr. Odom stated that as long as it is secured and maintained we should just keep it on the watch list; the members agreed.

OLD BUSINESS:

Unsafe properties:

Mrs. Shaver explained that the next 2 properties were designated to be demolished by this board but the property at 2860 S. 475 E. has been sold and the new owner has expressed a desire to purchase the property at 2842 S. 475 E.

2842 S. 475 E. – Lopez:

Mr. Koppe explained that this property is unsafe; roof on back is caving in, weeds are grown up, soffit is falling off; staff recommends that a timeline be given for a plan or the purchase of this property.

Mr. Odom asked if we can proceed with the demolition if the property is not sold. Mrs. Shaver stated yes, the order for demolition can be approved by the Board at it next meeting. Mr. Sailors motioned to approve the order, send a letter stating that the property must be purchased by August 28, 2019 and reviewed at the September 3, 2019 meeting; if it isn't sold, demolition will be the next step. Mr. Ledonne seconded the motion and all were in favor.

2860 S. 475 E. – Garcia:

Mr. Koppe explained that there are structural problems with the walls and roof; Mr. Garcia is working on them at this time and staff recommends that he be given until August 28, 2019 to continue working on the house.

Mr. Garcia, 5323 High St., explained that he wants to fix the house and understands that this board will be checking up on the progress. A letter has been received from Vanessa Garcia stating the issues of; replace drywall, new roof, and gutters, new furnace and electrical wiring, replace siding and windows and gave the timeline of 6 – 12 months. Mr. Koppe explained that the septic system needs to be approved to make sure it is a functioning system.

Mr. Reed motioned to re-inspect this property on August 28, 2019 and review at the September 3, 2019 meeting. Mr. Seehase seconded the motion and all were in favor.

1818 Rogers St. – Harmon:

The issue of this property is not unsafe structures but multiple large items on the property such as; appliances, construction materials, truck, boat, tires.

Mr. Koppe explained that the owner has started to clean up the property and staff recommends that the property be re-inspected on and reviewed at the September 3, 2019 meeting.

Mr. Sailors motioned to re-inspect on August 28, 2019 and review at the September 3, 2019 meeting. Mr. Seehase seconded the motion and all were in favor.

1821 Grant St. – Windgate Properties:

Mr. Koppe explained that this property has a tree on the mobile home. Mrs. Shaver stated that this is next to the Mount Hope Cemetery and the city is interested in purchasing the lot but was told it has been sold. Mrs. Shaver stated that staff recommends waiting until a new owner is determined.

Mr. Sailors motioned to wait until ownership has changed and continue this until the September 3, 2019 meeting. Mr. Seehase seconded the motion and all were in favor.

NEW BUSINESS:

Unsafe Property:

6929 ~~6969~~ Georgetown – Robertson:

Mr. Koppe stated the problem is not an unsafe structure but multiple vehicles are parking too close to the road and this is a dangerous situation.

Felitia Robertson, 6929 Georgetown Rd., stated her plan is to sell the property to the neighbor who wants to take down the structure. Mrs. Robertson stated she needs to get the tenants out of the house, clear out the property and sell it.

Mr. Odom stated this is an immediate safety issue and the vehicles should be taken off the road. Mrs. Shaver stated a letter can be sent to immediately remove vehicles off the road.

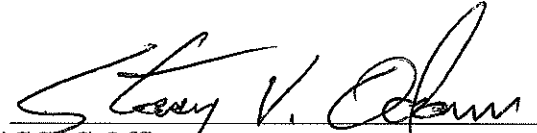
Mr. Sailors motioned to send a letter to owner and renters requesting removal/ setback of vehicles from road by July 31, 2019 and reviewed at the August 6, 2019 meeting. Mr. Seehase seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:

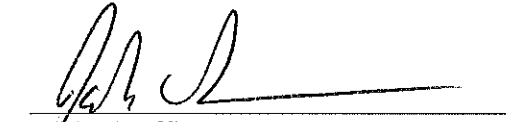
None:

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:45AM July 2, 2019.



Steve V. Adams
CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary