

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, September 3, 2019

Stacy Odom, President, called the regular meeting of the Cass County Plan Commission to order at 8:35 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Stacy Odom, Jim Sailors, Krista Pullen, Jon Guy, and Josh LeDonne

Member absent: Fred Seehase, Jim Donato, Brian Reed and Mike Kinsey

Staff present: Arin Shaver, Eric Servin, Jeff Stanton, County Attorney and Peggy Dillon.

Staff absent: None

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of August 6, 2019 were presented. Mr. Sailors motioned to approve as presented. Mr. LeDonne seconded the motion and all were in favor.

PUBLIC HEARING:

None.

REPORTS:

None.

OLD BUSINESS:

Unsafe Property:

1818 Rogers – Harmon

Mr. Koppe showed pictures of the property and explained the following:

- Some of the property has been cleaned up
- An RV has been moved onto the property; it is full of trash
- There still remains trash and debris from the street to the house

The Board asked if there has been contact with the owner, Mrs. Shaver stated no contact since the last letters were sent out. Mr. Koppe stated that letters have been sent to 2 addresses for the owner: June 11th and again July 11th but there has been no contact.

Mrs. Shaver explained that the RV would come under the zoning ordinance regulations, staff will handle this situation.

Mr. Sailors motioned to send a letter to the owner asking for a clean up or contact with planning staff by Sept. 25th, and to get bids if this Board decides at the Oct 2nd meeting to proceed with the clean up. Motion was seconded by Mr. Guy and all were in favor.

1821 Grant St. – Your 1st Choice

Mr. Koppe showed pictures showing a mobile home with a tree across the roof and a carport falling down.

Mr. Koppe stated there has been no change or contact with the owners but the certified letter was signed for by the new owners, Your First Choice LLC in Wyoming.

Mr. Sailors motioned to give the owners until September 25th to clean up or to contact the planning staff and to get bids for a demolition if this Board determines to do that at the Oct. 2nd meeting. Mr. LeDonne seconded the motion and all were in favor.

2842 S. 475 E. – Lopez

Mr. Koppe showed pictures of the property: open doors and windows; soffit falling down; trash and debris; roof in poor shape.

Mrs. Shaver explained that at the last meeting, Mr. Albert Garcia stated that he wants to buy this property and this Board gave him until this meeting to do that; it has not been sold to him at this time.

Mr. Koppe explained that at the December 2018 meeting, a bid for the demolition was awarded to Aulbach Construction for \$4,500; Mr. Aulbach has since raised the bid to \$5000.

Mr. Sailors motioned to demolish this house with the \$5,000 bid from Aulbach. Mr. LeDonne seconded the motion and all were in favor.

2860 S. 475 E. – Garcia

Mr. Koppe showed pictures of the property: north side of house shows open holes in roof and house; soffit and roof in poor shape. Mrs. Shaver stated that Mr. Garcia did come to the last meeting and stated he wanted to fix the property but no work has been done since the meeting.

Mr. Sailors motioned to send a letter stating this Board will get bids to demolish the house if the owner does not contact the planning staff with a plan. Mr. LeDonne seconded the motion and all were in favor.

6929 Georgetown Rd – Powell

Mr. Koppe showed pictures and explained that everything has been cleaned up; septic tank needs to be closed.

Brian Powell, lives across the street, stated that he and his wife have bought this property and cleaned it up and expressed concern that this process takes so long. Mr. Powell stated that after sitting through this meeting, he better understands how the process works. Mr. Powell stated the septic is filled in and taken care of.

The Board expressed appreciation to them for cleaning up the property.

Mr. LeDonne motioned to remove this property from the unsafe list. Mr. Sailors seconded the motion and all were in favor.

NEW BUSINESS:

271 W. SR 16 – Lopez

Mr. Koppe showed pictures with the following issues; holes in the roof; doors are open; ¾ of the floors are gone and walls are falling down. Mrs. Shaver explained this is the first time to hear this case.

Mr. LeDonne asked if this house could be fixed to be lived-in and Mr. Koppe stated yes, if it was constructed properly.

Mr. LeDonne motioned to send a letter stating that if no contact has been made or no improvements made before the October 2nd meeting, bids for demolition will be considered at the meeting. Motion was seconded by Mr. Guy and all were in favor.

Kay Dewitt, 3137 W. 800 N. explained that a couple of years ago the owners did some clean up but there has not been any progress for a long time.

FLOOR IS OPEN TO THE PUBLIC:

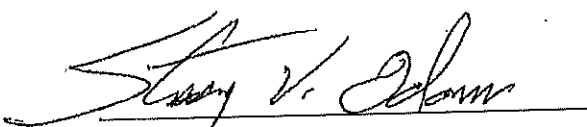
Lora Redwick, 5524 N. 600 E. asked what happens to the debris after a demolition. Mrs. Shaver stated the debris is carried away.

Mrs. Redwick asked about the Twelve Mile United Methodist Church that has been converted to living space. Mrs. Shaver explained that this property is zoned properly for a single family dwelling, as long as it is used for this it is in compliance. The owner has stated it will not be used as a church.

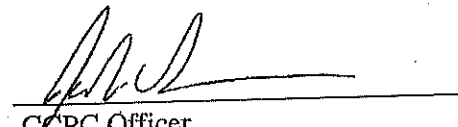
Dan Musselman, Health Department, stated the septic system is legal and there is a working shower.

ADJOURNMENT:

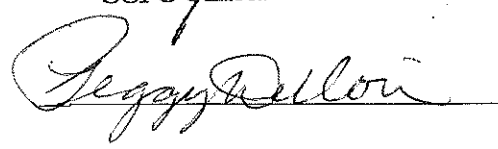
There were no further questions and the meeting was adjourned at 8:57AM September 3, 2019.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary