

CASS COUNTY PLAN COMMISSION

Tuesday, September 4, 2018

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, Jon Guy, Fred Seehase, Stacy Odom, Krista Pullen, Josh LeDonne, and George Stebbins

Member absent: Mike Kinsey

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of January 2, 2018 were presented. Mr. Donato motioned to approve the minutes as presented. Mr. Stebbins seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

1st & 2nd Quarter Improvement Location Permits: No questions were asked

1st & 2nd Quarter Financial Reports: No questions were asked

OLD BUSINESS:

Unsafe Property:

2842 S. 475 E. – Reynolds

Mr. Koppe reported that this property has been sold and staff will begin the process over.

Mr. Koppe reported that 5 other properties are going through the unsafe process through staff.

The motel on SR 25 had a fire and the insurance company has not released the property for clean up at this time. Mr. Sailors asked the board for questions, there were none.

NEW BUSINESS:

Work Program 2018: Mrs. Shaver presented the proposed Work Program 2018 with the issues that the Planning Staff address currently. Some of the issues include:

- Training session for all Boards
- Thoroughfare Plan update for City
- Joint Land Use Study for Grissom Air Base
- Drainage Ordinance
- Redevelopment Commissions
- Zoning Enforcement
- Logan's Landing Committee
- Wabash River Corridor Committee

Mrs. Shaver asked for questions from the Commission, there were none. Mr. Stebbins motioned to approve the Work Program 2018, Mr. Donato seconded the motion and all were in favor.

Fee Schedule:

Mrs. Shaver explained the addition to the Cass County Fee Schedule:

- Currently: New Construction/Additions/ Accessory is \$300. + 12 cents per Sq.Ft.
- Proposed amendment is the same category but for Institutions to be \$100 + 7 cents per Sq.Ft.

Mrs. Shaver explained that this amendment is for not-for-profit institutes and will be presented to the Cass County Commissioners for consideration. There were no questions asked or concerns stated.

Cass County Plat Committee:

Mrs. Shaver explained the committee considered and approved a minor subdivision for the confined feed operation for Blake and Tom Ulerick at 9158 S. US 35. Mr. Stebbins motioned to approve the minutes of the April 2, 2018 Plat Committee. Mr. Seehase seconded the motion and all were in favor.

Joint Land Use Study (JLUS):

Mrs. Shaver explained the JLUS is a study for the land around Grissom and gave the following information:

- This is for the preservation and protection of Grissom Air Reserve Base
- Cass County does have an overlay district for this area so that all developments may be reviewed by Grissom for birds and safety issues
- Cass County may want to look at updating the overlay district to state some uses that would not be allowed in the overlay
- The Clear Zone restricts any development that will hinder air safety
- Drones may need regulations in this area
- If a home is built in this area or property being split, they may have to sign an impact form

Mrs. Shaver stated that Miami and Cass Counties are applying for a grant to implement the concerns and changes stated in the JLUS that are needed for this area.

No action was required by the Commission.

Drainage Ordinance:

Mrs. Shaver explained this will require a development over 10,000 sq. ft. to have an engineer review the plans and drainage systems. There were no questions.

FLOOR IS OPEN TO THE PUBLIC:

Mr. Sailors asked for questions or comments from the public.

Paige Woodhouse, 4477 W. SR 16, expressed opposition to and concern of the wind turbines the included the following:

- Cass County needs to protect the ability of Fort Wayne planes to fly in this area, like the Grissom Overlay
- The quality of Life of Cass County residents should be protected
- Other counties have changed their ordinances to protect citizens
- CC Plan Commission bylaws state that a meeting is required once a quarter;

Lora Redweik, 5524 N. CR 600 E. spoke in opposition to the proposed wind turbines and stated the following:

- When the wind regulations in 2009 where adopted, wind turbines were 328 ft.: in 2016 the regulations were amended, wind turbines were 364 ft.

- Expressed concern that setbacks should be amended for a greater setback for the safety and general welfare of Cass County citizens
- Proposed wind turbines in Cass County will 685 ft.; the VESTAS Safety Manuel states the no linger zone should be no less than 2760 ft. for a turbine this tall
- An ordinance is a living document that can be changed to meet citizen concerns

Ms. Redweik presented several documents to the Plan Commission: Compilation of Research, Compiled Data for Safe Wind Turbines, and Trespass Zoning

Sara Craig, 5684 N. 600 E., asked that the ordinance be changed to make it safer because if a 700 ft. wind turbines was built and fell, with her house 1000 ft. away from it, blades and debris may possibly fall to her house.

Kyle Reed, 3049 W. 5000 N., asked the Commission to make it safer for residents when turbines are constructed.

Mrs. Pullen, CCPC, proposed that the Commission create a committee to investigate possible changes to the zoning ordinance for wind turbines.

Cindy Schmaltz, 6795 N. 450 W., stated the air maneuvers from Grissom flying over her house and they do fly low; these are for our safety and she asked the Commission to keep this in mind.

Margaret Hubenthal, 2851 E. SR 16, Bethlehem Township Trustee, stated that many people in Bethlehem Township are against the wind project and this is not good for the future.

Deidra Dodt, 5193 W. CR 800 N., asked that when a committee is formed, that no one will be on the committee that will gain from the wind turbines.

James Dewitt, 3137 W. 800 N., stated concern that the wind turbines are a scam to get tax payers money.

Victoria Rouch, 5497 E. 900 S., stated concern of the fire hazard due to corn and bean fields surrounding the proposed areas.

Casandra Davenport, 4128 N. 50 E. stated concern that the trespass zone needs to be farther away from property lines.

Mr. Odom, CCPC, stated that this is an ever-changing industry and our zoning ordinance should be a fluid document that can be changed as time goes on; and he agreed that a committee should be form to study amendments.

Mrs. Shaver explained the process: the Plan Commission would appoint a committee that will research proposed amendments and present them to the Plan Commission at a public hearing; the Plan Commission would give a recommendation to the Cass County Commissioners and they would approve or deny the amendments.


Mrs. Pullen motioned to have a discussion to create a wind ordinance amendment committee on the agenda for the next meeting, Oct. 2, 2018. Mr. Odom seconded the motion and all were in favor.

Zoning Administrator:

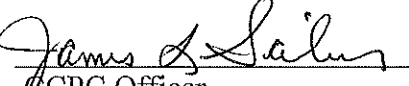
Mrs. Shaver introduced the new Zoning Administrator, Eric Servin.

ADJOURNMENT:

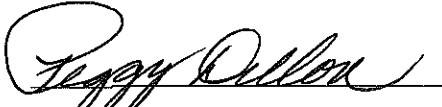
There were no further questions and the meeting was adjourned at 8:15AM September 4, 2018.



 CCPC Officer



 CCPC Officer



 Peggy Dillon, Recording Secretary

