

## CASS COUNTY PLAN COMMISSION

Tuesday, September 5, 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 2<sup>nd</sup> floor of the Cass County Government Building.

### ROLL CALL:

Members present: Jim Sailors, Fred Seehase, Stacy Odom, Krista Pullen, Chris Frey and Josh LeDonne

Member absent: Mike Kinsey, Jim Donato, George Stebbins

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

Staff absent: Austin Brass

Public in attendance: Sheila Jennings, Ron Jennings, Dan Musselman and Mike Collins

### ACTION ON MINUTES:

Minutes of August 1, 2017 were not reviewed.

### PUBLIC HEARING:

#### Table B: District Performance Standards

Mrs. Shaver explained that in the past, developments were allowed to have less than an acre and the 10% lot coverage standards are sometimes difficult to meet. Mrs. Shaver stated that staff is recommending a 30% lot coverage standard for lots less than an acre. This will be similar to lot coverage that occurs in the Fringe Residential areas outside Walton and Logansport. Mrs. Shaver explained that many of the developments are just sheds or garages that are added on a lot. Mr. Seehase motioned to send a favorable recommendation to the Commissioners, Mrs. Frey seconded the motion and all were in favor.

### REPORTS:

51 N. 400 W. – Musselman:

Mrs. Shaver reported that this property has received several complaints in the past and present and now that the Unsafe Building has been changed to include unsafe properties, she presented this issue that includes the following:

- Pictures of the property were presented
- Trash, vehicles and debris are all over the property
- Across the street is the entrance to a nice subdivision

Mr. Sailors motioned to have staff initiate a letter to work with the owners to clean the property.

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

### OLD BUSINESS:

#### Unsafe Property:

*6943 Osmer – Jennings*

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

- The house has been secured
- Plywood is on the roof
- The garage has some skids along the outside
- The garage is not secured and staff recommends the garage to be demolished

Ron Jennings stated that he is working on the property; has put the skids along the sides so no one would be able to get in: he has put trusses up to secure the garage. Mr. Koppe questioned his

intent and he stated he would like to keep the garage and will continue to work on the inside. Mr. Koppe stated that he will inspect the property at a later date to make sure that what he has done will be safe. The Commission agreed that Mr. Koppe will inspect the property on September 27th to determine whether it is safe. Mr. Musselman, Health Department, stated that at this time, the septic system is not up to date.

*4031 Quincy - McMahan:*

Mr. Koppe explained that this Commission had decided to demolish the house about a year ago but the home owner had decided to demolish it himself. Mr. Koppe showed pictures of the site and stated that the house was demolished but the clean up is not completed: debris left on property and grass growing up in dumpster. Mr. Koppe stated that staff is recommending to send a letter asking for clean up and if not completed by Sept. 27th, get bids for clean up by the county. Mr. Seehase motioned in favor, Mr. LeDonne seconded the motion and all were in favor.

OLD BUSINESS:

Unsafe Properties:

*1900 N 3<sup>rd</sup> St. - Friskey*

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

- The owners have moved out
- The side door is barely staying on with only 1 screw
- The shed on the east side of the property is full of trash
- Porch is ready to fall off
- Plan Commission has tried to work with them for several years

Mr. Seehase motioned to get bids for demolition of the house and shed, Mrs. Frey seconded the motion and all were in favor.

NEW BUSINESS:

None

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 8:47AM September 5, 2017.

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CCPC Officer

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\_\_\_\_\_Peggy Dillon, Recording Secretary