

**MINUTES**  
**CASS COUNTY PLAN COMMISSION**  
**Tuesday September 7, 2021**

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 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Fred Seehase, Krista Pullen, Brian Reed, Stacy Odom, Josh LeDonne, and Ruth Baker

Member absent: Jim Donato, Gary Berkshire and Zach Dodt

Staff present: Arin Shaver, Jamey Harper, Ralph Koppe, Peggy Dillon and Legal counsel, Jeff Stanton

Public in attendance: See sign in sheet

Mr. Odom reminded the public and the Commission that a new public comment policy has been adopted; those wishing to speak to any item on the agenda must sign their name and the President will ask for their comments at the appropriate time.

**ACTION ON MINUTES:**

Minutes of August 3, 2021 were presented. Mrs. Baker motioned to approve as presented. Mr. LeDonne seconded the motion; all were in favor.

**PUBLIC HEARING:**

None

**REPORTS:**

None

**OLD BUSINESS:**

Unsafe Properties:

*1586 Market St. Georgetown – Banter: vehicles junk; structure is unsafe*

Mr. Koppe explained that the nothing has been done to the property; this Board asked for estimates for demolition; one bid of \$4800 was submitted at this time. Mr. Koppe stated that Mr. Banter has asked for a permit to demolish; the permit has not been submitted. Mr. Koppe stated that staff recommends giving 30 days for Mr. Banter to complete the demolition; re-inspect on September 29, 2021 for the October 5, 2021 meeting. Mr. Reed motioned to accept this recommendation. Mr. LeDonne seconded the motion and all were in favor.

*8029 W. 150 S. – Warren: Burned house; needs cleaned up*

Mr. Koppe showed pictures and stated that there has been progress; more backfill needs done and some concrete needs removed; staff recommends to give 30 more days; re-inspect on September 29, 2021 and bring to the October 5, 2021 meeting.

Mr. Boneman explained that he and Jamie Warren have been working on it; it is about 80% done; should be finished this week. Mr. Ledonne motioned to accept the 30 days recommendation and Mr. Reed seconded the motion; all were in favor.

*9835 Church St. – Doty (Jaberg): Unsecured house, structure in the back needs demolished*

Mr. Koppe showed pictures and stated that progress has been made; brush is cleared; the front and side porches have been removed. Staff recommends giving 60 days; re-inspect on October 27, 2021 and bring to the November 2, 2021.

Mr. Odom asked if it has been secured. Mr. Koppe stated that plywood is over the doors, but a structure in the back needs to be demolished.

Mr. LeDonne motioned to accept the staff recommendation. Mrs. Baker seconded the motion and all were in favor.

NEW BUSINESS:

*1365 W. South St. – Weaver*

Mr. Koppe showed pictures and stated that this was recently purchased by Mr. Weaver; a small structure needs the roof torn off; and the property needs secured. Staff recommends giving the owner 60 days; re-inspect on October 27, 2021 and bring to the November 2, 2021 meeting  
Chad Weaver, 1347 W. South St., explained that he wants to rehab the property; has taken off the damaged part of the house; asked what he needs to do to make the place suitable.  
Mrs. Shaver stated the damaged portion taken off and making sure all openings are repaired. Mr. Koppe stated he should cover holes and make sure all is secured. Mr. LeDonne stated that this Board will work with him.  
Mr. Odom stated it needs to be secured and sealed; foundation and windows and doors.  
Mr. Weaver stated 60 days will be enough time.  
Mrs. Baker motioned to accept staff recommendation to re-inspect on October 27, 2021 and bring to the November 2, 2021 meeting. Mr. Reed seconded the motion and all were in favor.

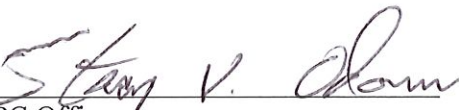
FLOOR IS OPEN TO THE PUBLIC:

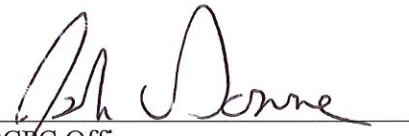
No one spoke to the Commission.

Mr. Seehase stated the property at 8138 S. US 35, William Wyant, has grown up again. Mrs. Shaver stated that staff will look at it.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:48 on September 7, 2021.

  
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CCPC Officer

  
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CCPC Officer

  
\_\_\_\_\_, Peggy Dillon, Recording Secretary