

CASS COUNTY PLAN COMMISSION

Tuesday, October 1, 2019

Commissioners Hearing Room
Cass County Court House

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: Jim Donato, Fred Seehase, Stacy Odom, Josh LeDonne, and Brian Reed

Member absent: Jon Guy, Jim Sailors, Krista Pullen and Mike Kinsey

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of June 26, 2019 were presented. Mr. Reed motioned to approve the minutes as presented. Mr. Donato seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

None

OLD BUSINESS: Unsafe Property

1818 Rogers St. – Harmon: Yard is full of Trash & Debris, camper brought onto property, it is full of trash

Mr. Koppe explained that no work has been done to improve this property; letters have been returned and not signed for by owner.

Mrs. Shaver explained that a fine can be placed on the property if there is no improvement before the next meeting.

Mr. Seehase asked if a fine/lien will go on just this property. Mrs. Shaver stated the fine will go on just this property but can be placed on other properties of the owner if a judgment is made.

Mrs. Shaver explained that a fine must be recorded to actually be on the property; this Board can change or remove a fine until that time.

Mr. Koppe gave an estimate of \$3,000 to \$5,000 for a clean-up.

Mrs. Shaver explained that a certified letter as well as a letter through regular mail is sent to the property owners of the unsafe properties.

Mr. Reed motioned to assess a fine at the November 5, 2019 meeting of \$1,000 if this property is not cleaned up by October 30, 2019. Mr. Donato seconded the motion and all were in favor.

1821 Grant St. – Your 1st Choice: Mobile home with a tree on it & a carport falling down

Mrs. Shaver passed out the Specification for Demolition Bid requirements that staff has produced; these must be signed by the contractor and submitted with each bid.

Mr. Koppe gave the following information:

- No changes or improvements have been made
- The letters have been signed for by owner
- The process includes an asbestos evaluation: usually \$1,000 fee

- 2 bids to demolish were obtained: Aulbaugh \$5,000 signed requirements and included asbestos evaluation; B&G \$4,000 no signature on requirements and no asbestos evaluation

Mr. LeDonne remembered that this Board had voted to tear it down but it was sold before that was done and the process had to start over.

Mr. Reed asked if we assess the cost of demolition or just a fine. Mrs. Shaver explained that either option is possible; the choice is for this Board.

A discussion of the fine options followed.

Mr. LeDonne motioned to fine the owner \$5,000 at the November 5, 2019 meeting if the property is not cleaned up by October 30, 2019, Mr. Donato seconded the motion.

Mr. Donato asked that if after the letter is sent, the property owner then contacts the staff, what will happen.

Mrs. Shaver stated staff will then ask for them to give an action plan or come to the meeting; the fine will remain until action is taken; staff works with the property owners.

All voted in favor of the motion.

2842 S. 475 E. Omar Lopez: Open doors & window; soffit falling down; trash and debris; roof in poor shape

Mr. Koppe explained that nothing has been done to improve the property.

Mrs. Shaver stated that this Board voted to demolish this structure; the bid was approved; a letter was sent to Mr. Lopez stating this and he contacted staff to say he wishes to fix it up, so demolition was not completed.

Omar Lopez explained the following:

- He wants to fix up this property
- He has bought a property at Erie Ave. and used all his funds to remodel it
- He can start cleaning up 2842 S. 475 E. and can have it done within the next 2 weeks
- Then will have the roof repaired and board up the windows and doors

Mr. Odom asked Mr. Koppe what needs to be done to make this property safe.

Mr. Koppe stated the issues to be:

- Outside cleaned up
- Back porch roof needs sealed
- Windows and doors need to be boarded up
- This is a start and the improvements need to continue

Mr. Donato explained that the Board does not want to tear this down and needs the property to be boarded up and if not cleaned up, it will be demolished.

Mrs. Shaver recommended that Mr. Lopez contact the Health Department to make sure the septic system is acceptable.

Mr. Donato motioned to suspend the demolition until the next meeting, an inspection to be completed Oct. 30th and to be reviewed at the November 5, 2019 meeting. Mr. Reed seconded the motion and all were in favor.

271 W. SR 16 – Omar Lopez: Holes in roof; doors open; some flooring gone; walls are falling in

Mr. Lopez stated the following information:

- Wanted to move into this house
- Started repairing the roof, needs money to continue
- Has replaced some subflooring
- Removed the kitchen cabinets
- Wants to side the outside

Mr. Koppe showed that 2/3 of the roof has been replaced with metal and stated that everything needs to be boarded and secured and those holes in the roof needs to be patched for now.

Mr. Odom asked when this could be accomplished. Mr. Lopez stated he can finish the cleanup and boarding up in at least 40 days.

Mr. Donato motioned to give until November 27th to finish the clean up and boarding of windows and doors, Mr. Koppe will inspect it and this Board review it at the December 3, 2019 meeting.

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

2860 S. 475 E. – Garcia: roof is open; a wall is open to the outside; soffit and roof are in poor shape

Mr. Koppe explained that work has been done; some repairs have been made, a wall was taken out and the rafters and studs are now exposed but work seems to have stopped, work needs to continue and progress needs to be made. Mr. Koppe stated the owner has been signing for the unsafe letters.

Mr. Koppe explained that to be safe, the roof and rafters need to be repaired, the structure should be secured with sheeting and decking, not just tarps.

Mr. Odom commented that this Board can ask at the December meeting to demolish if nothing has been done.

Mr. Musselman, Health Department, stated there is enough property for the septic if necessary.

Mr. LeDonne motioned to fine the property owner \$2,000 at the December 3, 2019 meeting if no progress has been made to secure the property. Sechase seconded the motion, all were in favor.

NEW BUSINESS:

None

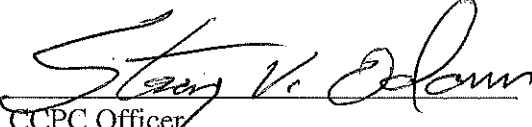
FLOOR IS OPEN TO THE PUBLIC:

Lora Redweik, 5524 N. CR 600 E. asked the definition of a single family. Mrs. Shaver read the definition from the zoning ordinance. Mrs. Redweik was concerned about the conversion of the Twelve Mile Church into a dwelling.

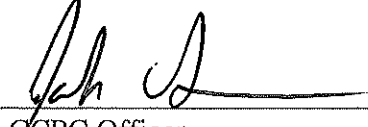
Mrs. Redweik questioned whether these unsafe properties are having the ownership changed within the same realm. Mrs. Shaver explained that by looking at the addresses, staff can usually determine whether this is happening.

ADJOURNMENT:


There were no further questions and the meeting was adjourned at 9:29AM October 1, 2019.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary

