

**MINUTES**  
**CASS COUNTY PLAN COMMISSION**  
**Tuesday, November 7, 2017**

Jim Sailors, President, called the regular meeting of the Cass County Plan Commission to order at 8:30am in the Commissioners Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Josh LeDonne, Chris Frey, Fred Seehase, George Stebbins, Jim Sailors and Krista Pullen

Member absent: Mike Kinsey, Jim Donato and Stacy Odom

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

Staff absent: Austin Brass

Public in attendance: Dan Musselman, Sheila and Ron Jennings

**ACTION ON MINUTES:**

Minutes of October 3, 2017 were presented: Mr. Stebbins motioned to approve the minutes as presented. Mr. Seehase seconded the motion and all were in favor.

**PUBLIC HEARING:**

None

**REPORTS:**

1900 N. Third St. - Friskey:

Mrs. Shaver reported that this property was scheduled to be demolished by this Commission but it is now on the Sherriff Sale list. Mrs. Shaver stated that there has been some activity on the property and presented pictures and explained the following:

- People have been entering the structures and removing items
- Trash and debris were thrown in the yard
- Front door has been torn off
- A mattress was struck in the window
- The house seems to be falling down
- The house is full of trash
- Planning staff boarded up the property as an emergency situation and cleaned up the debris

Mrs. Shaver stated that if it is sold on the Sherriff Sale, the new owner will be notified of the process.

Mrs. Shaver asked the Commission to give staff the right to work with the new owner or continue with the demolition.

Mr. Sailors asked if the house could be rebuilt and Mr. Koppe stated that the foundation is not bad but the house could not be rebuilt.

Mr. Stebbins motioned to allow staff to continue the process and work with the new owner. Mr. Seehase seconded the motion and all were in favor.

**OLD BUSINESS:**

Unsafe Properties:

*6943 Osmer, Lucerne - Jennings:*

Mr. Koppe stated that at the last meeting it was determined that Mr. Jennings was to call for an inspection of the interior; Mr. Jennings never called. Mr. Koppe presented pictures of the structure

showing holes in the roof and the outside boarded up and stated that staff cannot call it safe due to not being able to see the interior.

Mr. Jennings spoke and stated that he has closed the accesses and felt his construction is safe. Mr. Stebbins explained that pallets Mr. Jennings used along the walls are not structurally safe and that is why an interior inspection is needed. Mrs. Jennings explained that the pallets are not used for structural; they used 4X4's and 2X4's in between them. Mr. Stebbins explained that is why Mr. Koppe needs to inspect inside to make sure it is done properly. Mr. Sailors asked Mr. Jennings if he is willing to cooperate with the staff to schedule an inspection. Mr. Jennings answered yes; he will work with Mr. Koppe. Mr. Koppe stated that the last inspection showed skids holding up the rafters, no 4X4's were there. Mr. Koppe stated he can come for an inspection at any time that is convenient. Mr. Sailors asked if he is living in the house, Mr. Jennings stated no; he does camp out sometimes. Mr. Sailors stated that structures need to be built by building codes, if not, they are unsafe. Mr. Sailors stated that Mr. Koppe will need to inspect the property before the next month meeting, or this Commission will make a decision. Mr. Jennings said OK.

4031 Quincy – McMahan:

Mr. Koppe stated that the property is cleaned up and showed pictures. Mr. Stebbins motioned to remove this property from the unsafe property list.

NEW BUSINESS:

4081 Quincy:

Mr. Sailors asked if staff could inspect this property due no one living here and there are tall weeds and grass and Mr. Koppe stated yes.

FLOOR IS OPEN TO THE PUBLIC:

No one spoke to the Commission

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:47am November 7, 2017.

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CCPC Officer

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CCPC Officer

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Peggy Dillon, Recording Secretary