

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, December 3, 2019

Stacy Odom, President, called the regular meeting of the Cass County Plan Commission to order at 8:30am in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Josh LeDonne, Stacy Odom, Fred Seehase, Jon Guy, Jim Donato, and Mike Kinsey

Member absent: Jim Sailors, Krista Pullen and Brian Reed

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 November 5, 2019 were presented: Mr. LeDonne motioned to approve the minutes as presented. Mr. Donato seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

Unsafe Buildings:

1821 Grant St. – 1st Choice: Mobile home, tree on the home

Mr. Koppe reported that this property was scheduled for demolition today but the asbestos report has not been completed at this time. Mrs. Shaver explained that after the report is submitted, the demolition is required to wait 10 days; possible demolition will occur the middle of December. There were no questions asked.

Mrs. Shaver explained that the following property is being added to agenda.

10216 W. CR 250 N. – House was on fire, east side of roof is gone, trailer in the front yard

Mr. Koppe explained that this is being handled through staff; the house is still there and a trailer is out front.

Mrs. Shaver explained that this property was a petition the Board of Zoning for approval to remove the trailer and put another trailer here.

Mr. Koppe stated the property owner contacted him and he will be removing the trailer & home. No questions were asked.

OLD BUSINESS:

Unsafe Properties:

1818 Rogers St. – Harmon: Trash & Debris; Camper; Appliances on property

Mr. Koppe explained that there has been a little clean up but a lot of trash, appliances, debris still remains; he has not talked to Mr. Harmon but left a voice mail message that explained that everything in the front yard needs to be cleaned up.

Mr. Harmon, 1818 Rogers St., explained the following:

- He had tried to contact Mr. Koppe
- All debris around the boat and trailer has been moved, except lawn mower and motorcycle

Dan Musselman, Health Department, presented some current pictures and passed to the Board

Mr. Harmon continued:

- Sinks are in a pile by the truck; transmission has gone out so he bought another truck to move things
 - These sinks and stove will be gone tomorrow
 - Lumber will go out back
 - Fencing will be gone
- The refrigerators will be moved out back; group them; they are all good and he wants to sell them
- Should have 95% of the front gone by the end of December

Mr. Odom stated concern of the safety issue of the refrigerator and that Mr. Harmon needs to secure them so no one can get in them. The Board discussed this situation and possible safe solutions for the refrigerators.

Mr. Harmon stated he has 7 refrigerators; they are a sealed unit and could stay outside for 15 years; he wants to sell them; they are approximately 2 years old.

A discussion followed concerning the refrigerators and the date in which this property should be cleaned up.

Mr. Donato made a motion to re-inspect this property on January 2, 2020 for the January 7, 2020 meeting and at that time to have the front yard cleaned up; move the refrigerators inside; face the refrigerators doors together and strap them together.

Mr. Odom reminded Mr. Harmon that the \$1,000 fine is still on this property and as long as this Board sees progress, the fine will not be assessed.

Mr. Odom asked for further questions or comments, there were none. Mr. Guy seconded the motion and all were in favor.

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

Mr. Koppe stated that the only change is the grass is mowed and the couch is gone: the last letter asked for the holes in the roof to be fixed; nothing has been done.

Mrs. Shaver stated that there is no fine at this time on the property. Mr. Kinsey motioned to send a letter asking that the roof be tarped and if not to assess a fine of \$1,000; re-inspect on January 2, 2020 and brought forward to the January 7, 2020 meeting. Mr. Seehase seconded the motion and all were in favor.

2842 S. 475 E. – O. Lopez: Open doors & windows; soffit is falling down; trash & debris; roof is in poor shape

Mr. Koppe stated that the property has been cleaned up but the letter had asked that the porch be demolished; doors, windows & roof be secured and these have not been done.

Mrs. Shaver stated that no fine has been put on this property.

Mr. Williams stated that the septic can be used.

Mr. Odom reviewed the issues: the property has been somewhat cleaned up but no safety issues are completed; Mr. Koppe replied that is correct.

Mr. Koppe reminded the Board that this property was going to be demolished by this Board but it was sold and the process had to be started over.

Mr. LeDonne motioned to put a fine of \$3,000 on the property; re-inspect on January 2, 2020 and bring forward to the January 7, 2020 meeting to move to demolish if no progress is made.

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

2860 S. 475 E. - Garcia:

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

- The side has been demolished and rebuilt

- Roof is repaired
- Siding has been replaced
- Owner is moving forward slowly

Mr. Koppe inspected the property and feels it is safe and he has accomplished what the Board has asked.

Jon Guy motioned to put this on the watch list and clear the order. Mr. LeDonne seconded the motion and all were in favor.

NEW BUSINESS:

6219 S. 600 E. - Browning: Nothing is safe; no windows in barn; water in the basement; whole structure is falling in

Mr. Koppe explained that this is totally unsafe; no response from owner.

Mr. LeDonne stated that this house has been in this condition for over 10 years and is getting worse.

Mrs. Shaver stated that we don't typically regulate barns.

Mrs. Shaver explained that at this time no fine is on the property.

Mr. Guy stated he is abstaining from voting on this issue because he is involved in farming part of this property.

A discussion of the ownership followed: Mrs. Shaver stated that staff will double check the owner.

Mr. LeDonne motioned to put a \$5,000 fine on the property, re-inspect on January 2, 2020 and bring forward to the January 7, 2020 meeting. Motion was seconded by Mr. Kinsey. Mr. Guy abstained and all other members were in favor.

8138S. US 35 - Wyant: Debris; tall weeds and grass

Mr. Koppe explained that the owner did call the office to state she is working on a clean-up of the property.

Mrs. Shaver stated this is a unsafe property with debris, tall weeds and grass.

Mr. LeDonne stated that he has not seen any improvements.

Mr. Donato stated concern that the weather will hinder clean-up efforts.

Mr. LeDonne motioned to have the debris, tall weeds and grass cleaned up for a January 2, 2020 inspection and if it is not, a fine of \$1,000 will be put on the property at the January 7, 2020 meeting.

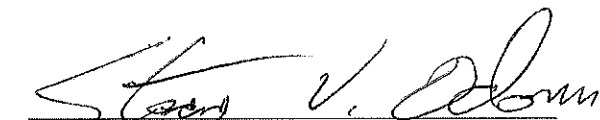
Mr. Guy seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:


No one spoke to the Board.

ADJOURNMENT:


There were no further questions and the meeting was adjourned at 9:27am December 3, 2019i.



 CCPC Officer



 CCPC Officer



 Peggy Dillon, Recording Secretary