

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, January 7, 2020

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: Josh LeDonne, Jon Guy, Jim Sailors, Fred Seehase, Brian Reed, Mike Kinsey, Krista Pullen, and Stacy Odom

Member absent: Jim Donato

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of December 3, 2019 were presented. Mr. LeDonne motioned to approve as presented. Mr. Reed seconded the motion and all were in favor.

ELECTION OF OFFICERS:

Mr. Seehase motioned to retain the current slate of officers. Mr. Reed seconded the motion and all were in favor. The officers will be: Stacy Odom, President; Josh LeDonne, Vice President; Krista Pullen, Secretary.

COMMITTEE ASSIGNMENTS:

Committee assignments were presented. Mrs. Shaver asked for any comments or questions, there were none. Mr. Seehase motioned to accept the committee memberships as presented, Mr. Reed seconded the motion and all were in favor.

PUBLIC HEARING:

None

Mrs. Shaver asked to add the unsafe property, 10213 W. 250 N. to the reports. Mr. Sailors motioned to add this property to the reports, Mr. Kinsey seconded the motion and all were in favor.

REPORTS: 4th Quarter ILP's and the 4th Quarter Financial Report:

Mrs. Shaver asked for questions, there were none.

Unsafe Properties:

1821 Grant St.;

Mr. Koppe reported that this property was demolished; debris is cleaned up; brush will be cleaned up soon. No questions were asked.

10216 W. 250 N.:

Mr. Koppe explained that there was a house and a trailer on the property; the house is demolished and half of the trailer has been burnt; there has been some clean up. Staff will continue to inspect and review this property.

OLD BUSINESS:

1818 Rogers St. – Harmon:

Mr. Koppe explained that there has been a considerable amount of clean up; freezer doors have been taken off but doors are lying on the ground; a lot of items were put into the garage and now the doors cannot close. Mr. Harmon explained that the garage door is broken and a 2X4 is holding it up; the refrigerators will be taken to Rochester to get rid of them; the boat is gone.

Mr. Odom expressed gratitude to Mr. Harmon for his clean up.

Mr. Seehase motioned to give Mr. Harmon 60 days to continue the clean up; all appliances to be removed; re-inspect on February 26, 2020 for the March 3rd meeting and to hold the \$1,000 fine until that time. Mr. Reed seconded the motion and all were in favor.

271 W. SR 16 – O. Lopez:

Mr. Koppe explained that he has spoken to Mr. Lopez; the roof is patched with a tarp; windows are boarded up; a board is across the door but needs to be further secured. A \$1,000 fine is on this property at this time. Mr. Sailors motioned give Mr. Lopez 60 days for further repairs; permanently repair the roof and secure the doors; re-inspect on February 26, 2020 and brought to the March 3rd meeting; hold the \$1,000 fine at this time. Mr. Seehase seconded the motion and all were in favor.

2842 S. 475 E. – Omar Lopez

Mr. Koppe explained the windows are boarded up; back porch is taken off the end of the house; still needs to continue working on the property.

Mr. Sailors motioned to give Mr. Lopez 60 days to continue making repairs which includes the roof; re-inspect on February 26, 2020 and brought forward to the March 3rd meeting; to hold the fine of \$3,000. Mr. LeDonne seconded the motion and all were in favor.

6219 S. 600 E. – Browning

Mr. Jon recused himself from this case.

Mr. Koppe explained that on the 3rd there was nothing done to the property but Ms. Browning has since put up a fence to keep people out; there is a fine of \$5,000 at this time.

Ms. Browning explained that the fence totally fences the property and the doors are boarded up on the inside; she plans on taking the porch off; install a deck by July 1, 2020.

Mr. Koppe stated it is a good idea to do regular inspections.

Mr. Sailors motioned to give her 60 days to remove the porch and continue the repairs; re-inspect on February 26, 2020 for the March 3rd meeting; to hold the fine of \$5,000. Mr. LeDonne seconded the motion and all were in favor.

Ms. Browning explained that she has been contacted from Samsun about acquiring her property for solar panels. Mr. Odom stated that is fine and there are regulations for solar panels in the zoning ordinance.

8138 S. US 35 – Wyant:

Mr. Koppe stated that the only change was a freezer added to the property; no contact with the owners.

Mr. Sailors explained that people are living at this location and Walton has called with concerns of this property.

Mr. Reed stated this is more than an eyesore, it needs to be cleaned up.

Mr. Sailors motioned to assess the \$1,000 fine now and to get bids for a cleanup; re-inspect on January 29, 2020 and brought forward to the February 4th meeting.

Mrs. Shaver explained that another fine may be added as well as the cost of cleanup.

Mr. Sailors amended the motion to assess a fine of \$1,000 if not cleaned up by the Feb. 4th meeting and add the cost of cleanup if property is not cleaned up.

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

NEW BUSINESS:

Unsafe Property:

1411 N. US 35 – Pollard


Mr. Koppe showed pictures of the property; tarp has blown off; windows are busted out; no contact with owners. This will need to be sent out for bids since the cost will be over \$10,000.

Mrs. Shaver explained that owners had stated they want to sell this, but after many months, there is no movement on the property. Staff would like to get estimates for the next meeting.

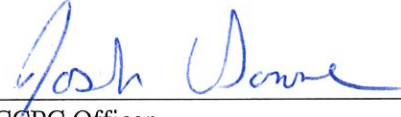
Mrs. Shaver stated there have been multiple complaints; it is on a highway, making it very visible.
Mr. Seehase motioned to assess a \$5,000 fine if not cleaned up by the March meeting, and to get bids for demolition and clean up. It will be re-inspect on February 26, 2020 for the March 3rd meeting.
Mr. Kinsey seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:
No one spoke at this time.

ADJOURNMENT:
There were no further questions and the meeting was adjourned at 9:02AM January 7, 2020.



Stacy V. Olson
CCPC Officer



Josh Downe
CCPC Officer



Peggy Dillon, Recording Secretary