

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday August 1, 2023

Stacy Odom, Vice 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: Derek Pullen, Gary Berkshire, Fred Seehase, Stacy Odom, Ruth Baker, Zach Dodt and Jim Donato

Member absent: Josh LeDonne

Staff present: Arin Shaver, Ashley Rowe, Ralph Koppe, Jamey Harper and Legal counsel, Jeff Stanton

Staff absent: None

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of June 6, 2023 were presented. Mr. Berkshire motioned to approve as presented. Mrs. Baker seconded the motion; all were in favor.

PUBLIC HEARING: None

REPORTS: Safe

8181 Rabbit St – Williamson

Mr. Koppe stated they had some tall grass, but nothing was unsafe. The Board decided this property is safe.

OLD BUSINESS: Unsafe Property

122 N CR 800 W – Davis

Mr. Koppe stated Mr. Davis did call Mr. Koppe and told him that he can go on the property with Mr. Davis. Mr. Davis did tell Mr. Koppe that he has been working on the property. The only thing that Mr. Koppe saw that was different was a freezer is now on the property. What we recommend for this property is give him 30-days to clean up the property, which would be the September 5th meeting, reinspect on August 30th with a possible additional \$1,000 fine. Mrs. Shaver stated with that there is a stipulation that we are able to talk with Mr. Davis on the property. Mr. Odom asked if anyone was in the audience on behalf of this property. Mr. Davis stepped to the microphone to stated his name and address. Mark Davis, 122 N CR 800 W. Mr. Odom asked Mr. Davis if he understood what the Board is asking him to do? Mr. Davis stated he doesn't live at the property, the people that do live there he is trying to help them clean it up. Mr. Odom asked if the Board gives Mr. Davis another 30-days if that is enough time? Mr. Davis stated yes that should be good. Mrs. Shaver stated on that motion to give Mr. Davis another 30-days with a possible additional \$1,000 fine, if we could also put on it that Mr. Koppe is able to go on the property with Mr. Davis. Currently we have not been allowed to go on the property to take pictures, so what pictures we do have are just from the road. Mr. Odom asked if there are any issues with Mr. Koppe going on the property to take pictures? Mr. Koppe stated he lost Mr. Davis's phone number to setup a time to meet him, that Mr. Davis had agreed to let him come onto the property with him to take pictures. Mrs. Shaver stated that she just wanted to make sure that Mr. Davis understands that we would want to be able to see on the property to let him know exactly what the Board is asking him to do. Mr. Davis stated under what law do I have to allow you guys to go on my property? Mrs. Shaver stated it's the unsafe property, if you don't allow us to go on your property then we can go get a court order to come onto the property. We just try to set it up with the owner so we don't have to go through that process. Mr. Davis asked if there have been more complaints about the property? Mrs. Shaver stated there have been some calls but since we aren't allowed on the property we can't see what has been cleaned and what hasn't been cleaned. What we can only see from the road it doesn't look like anything has been done. Mr. Davis stated that things have been cleaned around the property from what they are telling him. Mrs. Shaver stated that since we can't see anything from the road to know if things have been cleaned up or not. Mr. Davis stated that the next 30-days he is going to try to get everything cleaned up. Mr. Odom stated Mr. Koppe will be contacting Mr. Davis to setup a time to meet you at the property. Mr. Koppe stated that it would be roughly a week before the next meeting. So, about a week before the next meeting Mr. Koppe can meet you out at

the property so he can take a look and inspect it and hopefully everything is done and we can move on. Dan Musselman handed the letter that the Health Department wrote to Mr. Davis and tried to send it certified to him, but it was returned. Mr. Musselman stated that the Health Departments file goes back to 2018 and they haven't been able to contact Mr. Davis, Mr. Musselman has all the certified letters that were returned to him. Mr. Musselman has lots of pictures of the property which has not changed. Mr. Musselman stated that Mr. Davis hasn't been living at the property for some time now. Mr. Musselman presented an OTC letter that he just sent to him at the end of July. He has always been listed as the property owner, although I always get my letters back that I send to the address. Mr. Musselman will join Mr. Koppe when he goes out to look at the property. Mr. Musselman stated on this piece of paper is the law that tells you why I can join Mr. Koppe to look at his property. Mr. Odom asked Mr. Musselman if he has Mr. Davis's current address? Mr. Musselman stated the only address that is listed on DIS report as the 122 N 800 W. Mr. Odom asked Mr. Davis if he would give the Board and Mr. Musselman his current mailing address so if there are any future notices they can make sure they get them to you? Mr. Davis stated it's 1611 W. Cullom Ave, Chicago IL 60613. Mr. Davis stated that he will contact Mr. Koppe to setup an appointment after he looks at his schedule to see when he can meet him.

Mr. Seehase made a motion to give him 30-days to clean up the property with a possible \$1,000 fine which would be a September 5th meeting, reinspect on August 30th. Mr. Berkshire seconded the motion; all were in favor.

4377 S CR 500 E – Simpson

Mr. Koppe stated he has done an excellent job, most of the vehicles are gone and she has been keeping up with the yard. Most of the mobile home in front is cleaned up, she has some in the back to do still. Mr. Koppe recommends we give her 60-days to continue working on the property which would be the October 3rd meeting, reinspect on September 27th. Mr. Odom asked if Cirena Bell would come to the microphone. Mrs. Bell stated that this has been a lot of work. Mrs. Bell stated that her husband is a mechanic, he had to get all of the cars running so they could be removed from the property, except for the two vehicles. She hoped they would come get them before this meeting but they didn't. They are turning the deck into a floating deck and extend the deck to the edge. Mrs. Bell plans on moving her 19-year-old son out the property this fall, he will be living there while he attends college. Mrs. Bell stated that whenever Mr. Koppe wanted to go on the property he can.

Mr. Berkshire motioned to give them 60-days to clean up the property which would be the October 3rd meeting, reinspect on September 27th. Mr. Dodt seconded the motion; all were in favor.

1696 S Georgetown Market – Harding

Mr. Koppe stated this property started out moving on it and then stopped. What you are seeing in the picture's are a bunch of weeds growing up around burn piles that are close to the road. There are trash piles that need to be cleaned up. It looks like they are working on it they just haven't got it done yet. Mr. Koppe stated that we recommend giving them 30-days which is the September 5th meeting, reinspect on August 30th if not cleaned up by that meeting a possible \$1,000 fine.

Mr. Seehase motioned to give them 30-days which is the September 5th meeting, reinspect on August 30th if not cleaned up by that meeting a possible \$1,000 fine. Mrs. Baker seconded the motion; all were in favor.

NEW BUSINESS: Unsafe Property

1031 Lynas St – Caudillo

Mr. Koppe stated we had a complaint on this property, Mr. Koppe spoke to the homeowner. At first Mr. Koppe didn't think there was an issue then we went to the back yard and found what you see in the pictures. Mr. Koppe recommends we give them 60-days to clean up the property which would be the October 3rd meeting, reinspect on September 27th. Mrs. Shaver stated that this is our typical time frame for new properties that come to our attention. Mrs. Baker asked what is in the piles? Mr. Koppe stated he believes it's plaster or drywall, they just got done doing some remodeling. Mr. Odom asked if the homeowner could step to the microphone and give the Board your name and address for the record. Elia Caudillo, 1031 Lynas St., Logansport. Mrs. Caudillo stated that the stuff shown in the picture has been taken care of over the weekend. They had just had a fire and had the house remodeled. Mrs. Caudillo stated that whoever complained had done her a favor, it helped push her husband to clean it up quicker. All of the piles in the back have been cleaned up. Mrs. Shaver asked if they want to just do the 30 days so they can be done with it, Mr. Koppe can go out and take a look at it and we can clear it next month? Mrs. Shaver stated that giving them 30 days would be the September 5th meeting, reinspect on August 30th.

Mrs. Baker motioned to accept that the Board give them 30 days to clean up the rest of the property which would be the September 5th meeting, reinspect on August 30th. Mr. Berkshire seconded the motion; all were in favor.

3113 N 925 E – Houk

Mr. Koppe stated this property has a lot of stuff on it. Nothing has moved or changed since the last time he was there. Mr. Koppe recommends that we give them 60 days to clean up the property which would be the October 3rd meeting, reinspect on September 27th. Mr. Koppe stated that most of the problem is further back on the property, everything is just right on top of the road and back. Mr. Koppe stated he has not been on the property these pictures are just from the road. Mr. Odom asked if there has been some correspondence? Mr. Koppe stated there has been no correspondence. Mrs. Shaver stated that again this is a new property on our list so we typically give them 60 days. Mr. Koppe asked Mr. Musselman if he has been out to this property? Mr. Musselman stated no he has not.

Mr. Seehase motioned to accept that the Board give them 60 days to clean up the property which would be the October 3rd meeting, reinspect on September 27th. Mr. Dodt seconded the motion; all were in favor.

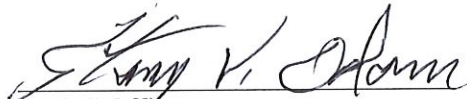
FLOOR IS OPEN TO THE PUBLIC: None

ADJOURNMENT:

There were no further questions, Mr. Berkshire motioned to adjourn the meeting. Mrs. Baker seconded the motion, the meeting was adjourned at 8:54 am on August 1, 2023.



CCPC Officer



CCPC Officer


_____, Ashley Rowe, Recording Secretary

