

**MINUTES**  
**CASS COUNTY PLAN COMMISSION**  
**Tuesday August 2, 2022**

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 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Ruth Baker, Josh LeDonne, Stacy Odom, Fred Seehase, Jim Donato, Krista Pullen and Zach Dodt

Member absent: Gary Berkshire and Brian Reed

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 July 5, 2022 were presented. Mr. LeDonne motioned to approve as presented. Mr. Donato seconded the motion; all were in favor.

**PUBLIC HEARING:** None

**REPORTS:** CC 2<sup>nd</sup> Quarter ILP

Mr. Odom asked the Board if there were any questions or comments, the Board had none.

Quarterly Financials

Mr. Odom asked the Board if there were any questions or comments, the Board had none.

**OLD BUSINESS:**

319 Northern Ave - Lynch

Mr. Koppe stated nothing has changed on this property, he doesn't believe anyone lives there at this time. Mrs. Shaver stated last meeting they stated they were trying to get the renters out; the renters weren't compliant to the contract. We don't know for sure if they were able to get them out. Mrs. Shaver stated the owners have not done anything with the property. Mr. Koppe stated the picture that I recently took, the grass is really tall so it doesn't look like anyone is living there. Mrs. Shaver stated we recommend the 30 days with a fine if they don't let us know their plan of action. To make sure they understand we want to know what their next step of action is. I know they want to sell it, but there are still some things they should be doing in the meantime. Mr. Odom stated we know from the last meeting they were having some problems with the residents. Mrs. Shaver stated typically we normally do a \$2,000 fine. Mr. Koppe stated the 30 days would be the September 6<sup>th</sup> meeting, re-inspect on August 31<sup>st</sup>.

Mr. Seehase motioned to accept that the Board give Mrs. Lynch 30 days to make some progress or inform us of their next step of action, which would be the September 6<sup>th</sup> meeting and reinspect on August 31<sup>st</sup>. If no action is taken the Board will issue a \$2,000 fine. Mrs. Baker seconded the motion; all were in favor.

**NEW BUSINESS:** - Unsafe Structures

7304 E Old US 24 – Toot

Mr. Koppe stated this property is a mobile home that caught on fire, Mr. Toot is here at the meeting. Mr. Koppe did speak to Mr. Toot on the phone and he stated he is working on cleaning it up. Mr. Koppe did go Saturday to take some pictures; the weeds are really tall so you wouldn't be able to see it very well. Mr. Toot did clean up some of the weeds, and started working on the demo on Sunday.

Jeremy Toot stated he has someone come out to tear stuff down, they took the metal and electrical wire down and left. Mr. Toot stated he is having someone else come out that is going to tear the rest of the structure down. Mr.

Toot asked the Board what he should do with the existing structure, should he burn it or take it to the land fill? Mr. Odom stated if you have questions on what you can burn or throw away Mr. Musselman is here to answer those questions. Mrs. Shaver stated typically most of the structure will have to go to the landfill. Mrs. Shaver stated we have a packet that you can get up in the Planning Dept that tells you what you can and can't do. Mr. Koppe asked since this is a mobile home does he need a demo permit? Mrs. Shaver stated he will need a demo permit. If you can come up to the Planning Dept after the meeting you can fill out the demo permit. Mr. Odom asked Mr. Toot if he has a timeline of when he will have the demo completed? Mr. Toot stated he could get a tractor out to the property in about a week or two. Mr. Odom asked if we give you 60 days would that be an adequate time frame for you? Mr. Toot stated yes that would be enough time. Mrs. Shaver stated we would recommend 60 days, also which would be brought back to the October 4<sup>th</sup> meeting and reinspect on September 28<sup>th</sup>. Mr. Odom stated Mr. Koppe will be out to inspect it on September 28<sup>th</sup> so we hope to see it is all taken care of. Mr. Toot stated he's hoping to have everything done by then.

Mr. Seehase motioned to accept that the Board give Mr. Toot 60 days to get the demo completed, which would be the October 4<sup>th</sup> meeting and reinspect on September 28<sup>th</sup>. Mrs. Baker seconded the motion, all were in favor.

5788 N St Rd 25 – MH Realty, LLC

Mr. Koppe stated the owner did not want him walking around the property taking pictures. Mrs. Shaver showed a pictometry picture of the property which is pretty recent. Because they aren't allowing us on the property we wanted to still provide you something, you can see some cars from the road but you can't see all of them. Mrs. Shaver would recommend doing the \$2000 fine if they don't come in with a plan within 30 days. Mr. Odom stated so we haven't had any action on this property? Mrs. Shaver stated no action but they did call us and said they were going to come to the meeting today, but they aren't here. Mr. Odom asked what the major problems are? Mr. Koppe stated the vehicles, burning trash and burning construction debris.


Mr. Seehase motioned to accept that the Board give MH Realty, LLC a \$2,000 fine if they don't bring a plan of action in 30 days, which would be the September 6<sup>th</sup> meeting and reinspect on August 31<sup>st</sup>. Mrs. Baker seconded the motion, all were in favor.


FLOOR IS OPEN TO THE PUBLIC:

Mr. Odom asked if anyone from the public has any comments; there were none from the public.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:41 am on August 2, 2022.

  
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CCPC Officer

  
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CCPC Officer

  
\_\_\_\_\_, Ashley Rowe, Recording Secretary

# CASS COUNTY PLAN COMMISSION

8/2/2022

PLEASE SIGN IN

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Speak



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Don Musselma

Health Dept 512 High

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LORA Kedwert

5524 N 600E TR

