

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday October 6, 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: Fred Seehase, Krista Pullen, Stacy Odom, Jim Donato, Gary Berkshire, Josh LeDonne and Jim Sailors

Member absent: Jon Guy and Brian Reed

Staff present: Arin Shaver, Eric Servin, Jeff Stanton, Attorney and Peggy Dillon, Recording Secretary

Public in attendance: See sign in sheet

ADDITION TO AGENDA:

Mrs. Shaver explained that she would like to bring forward a change to the Bylaws. Mr. Seehase motioned to add Bylaw Amendments to the agenda in the Old Business. Mr. Donato seconded the motion and all were in favor.

ACTION ON MINUTES:

Minutes of September 1, 2020 were presented. Mr. Seehase motioned to approve as presented. Mr. Sailors seconded the motion; all were in favor.

PUBLIC HEARING:

None:

REPORTS:

3rd Quarter ILP Report:

3rd Quarter Financial Report:

Mrs. Shaver presented both reports, there were no questions asked of the reports.

OLD BUSINESS:

Bylaws Amendments:

Mr. Odom explained that at the last meeting, a committee was formed to discuss notifications of property owners in the event that a governmental body would petition for a rezone.

Mr. Odom explained that legal requirements to notify property owners are being met, but as a governmental unit, further efforts are possible.

Mrs. Shaver explained that adjacent and adjoining owners are currently notified and presented the amendment to include anyone within a mile of the proposed change if the amended area is 640 acres or less; notifications can be done by media, separate mailings, signs or other notification opportunities.

Mr. Donato questioned what included adjacent and adjoining property owners. A discussion and explanation followed.

Mr. Odom stated that he thought the committee asked that the notifications be within 300 ft. of the property, this provides a buffer to the area.

Mrs. Shaver explained that the 300 ft. notification is a requirement of private individual for a rezone and to be consistent, this can be added for a government party. A discussion followed of notification requirements and whether 300 ft. is enough.

Mr. Stanton asked what the requirements of other counties; Mrs. Shaver stated she would investigate this.

Mr. Donato stated he wishes the requirement to be fair to all. The Board agreed.

Mrs. Shaver stated the amendment of requiring notification to all adjacent, adjoining and all property owners within 300 ft. of a proposed area 640 acres or less will be brought forth to the next meeting.

NEW BUSINESS:

Mrs. Shaver stated that staff has met with Dan Musselman, Health Department, and stated:

- Health Dept. is dealing with some properties under their own regulations
- Properties not making progress through the Health Dept. will be sent on to the Plan Commission
- Some Health codes were given to staff that this Board can review cases on

2029 E. Wabash River Rd. – Geisler; multiple vehicles and junk blocking the alley and right-of-way

Mr. Koppe explained that a little clean-up has been made but there are still many cars on the property.

Mrs. Shaver explained that this property has vehicles on the right-of-way and are blocking the alley.

Eric Geisler, 2029 E. Wabash River Rd., explained that he has been cleaning up and will clean up the alley by the end of this week.

Mr. Odom asked if 60 days is sufficient to have it cleaned up, Mr. Geisler replied yes.

Mr. Sailors motioned to re-inspect the property on November 25, 2020 and bring to the meeting on December 1, 2020; possible \$3,000 fine. Mr. LeDonne seconded the motion and all were in favor.

2268 W, Gleitze Dr. – Smith: Junk and 2 structures are unsafe, should be demolished

Mr. Koppe explained that there are 2 structures that should be demolished.

Jennifer Smith, 2426 W. Gleitze Dr., questioned why the white house has to be destroyed, it is livable but she understands that the green house needs demolished.

Mr. Koppe explained that the foundation is gone and that is a concern.

Ms. Smith stated that she has a job but is unable to work at this time; she has no way of demolishing the house but could board it up.

Mrs. Shaver explained that the Board of Health also looked at this and is concerned only of cleaning it up. The white house inspection reported concerns on soffit, foundation and siding.

Mrs. Shaver reviewed that the white house needs the soffit, siding and foundation repaired and the green house boarded up.

Ms. Smith agreed to these conditions.

Mr. Odom asked Mr. Koppe if he can meet with Ms. Smith to specifically tell her what needs to be done and he stated yes.

Mr. Sailors motioned to re-inspect on November 25, 2020 and bring forward to the December 1, 2020 meeting with a possible \$3,000 fine. Mr. Seehase seconded the motion and all were in favor.

8029 W. 150 S. – Warren: House burned down

Mrs. Shaver explained that there has been no cleanup and the letters have not been signed for but staff will continue to try to contact the property owner and possibly acquire an additional address to send letters to.

Mr. Berkshire explained that the owner of the house supposedly lives in a trailer next door.

Mr. Seehase motioned to send a letter asking to have the house demolished, re-inspect on November 25, 2020 and to bring forward to the next meeting on December 1, 2020 with a potential \$3,000 fine.

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

9725 Church St. – Homme: Poison ivy surrounds the house; no inspection has been completed; roof rotted

Mr. Koppe stated that nothing has been done and he is unable to get close to the structure to determine whether it is unsafe. A letter has been signed for by the property owner.

Mrs. Shaver explained that in the past, owners have been required to clean up the property before an inspection.

Mr. Sailors motioned to give the owners until November 25, 2020 to clean the property so that it can be inspected; bringing it forward to the December 1, 2020 meeting, with a possible \$3,000 fine.

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

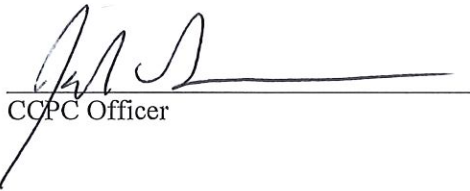
FLOOR IS OPEN TO THE PUBLIC:

Lora Redweik, 5524 N. CR 600 E. thanked the Board on the clarification of the bylaws that are proposed but was concerned of the statement: notifications may be done by media, separate mailings...or other opportunities. Mrs. Redweik asked the requirements before a project will receive a certificate of occupancy. Mrs. Shaver explained that if all proper inspections are completed, the certificate will be issued.

Mrs. Redweik expressed concern that the Innovates Solar Project (city permit) was required to complete all state and local permits before the project could be started but the Waeltz Sustainable Products (county permit) project did not present all state permits before their project was started.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:20 AM October 6, 2020.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary