

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, July 1, 2014

Jenny Clark 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: Jenny Clark, Jim Sailors, Fred Seehase, Stacy Odom, George Stebbins and Tamera Ogle.

Member absent: Brad Johnson, Chris Frey and Allen Paschen.

Staff present: Arin Shaver, Chris Gaumer, Peggy Dillon and Jeff Stanton, attorney.

Public in attendance: Dale Wells

ACTION ON MINUTES:

Minutes of June 3, 2014 were presented. George Stebbins motioned to approve the minutes as presented. Jim Sailors seconded the motion and all were in favor.

PUBLIC HEARING:

Resolution #14-06 Floodplain:

Chris Gaumer explained the changes are State mandated and briefly explained the following:

- Revised maps will go into effect September 3, 2014
- Floodway designation is along river banks
- Fringe areas beyond the floodway may come under local authority to issue permits
- Some definitions are added

Mr. Gaumer explained that staff can now calculate elevations on line and a permit may be issued in the fringe area if a structure is 2 feet above the baseline flood elevation.

Jenny Clark asked for questions from the Commission, there were none. Mrs. Clark asked for questions from the public, there were none.

Mr. Sailors made a motion to adopt Resolution #14-06. Mr. Stebbins seconded the motion and roll call vote was unanimous to approve.

REPORTS:

ILP's 2nd Quarter: Mr. Gaumer presented the Improvement Location Permits for April, May and June. No questions were asked.

2nd Quarterly Report: Mr. Gaumer presented the 2nd Quarter Report. No questions were asked.

OLD BUSINESS:

Unsafe Buildings:

#14-01 Wells 2558 S. 825 E. – Mr. Gaumer explained that a letter had been sent asking for a clean up of the property and the owner, Mr. Wells, asked for 6 months to work on it. Mr. Gaumer presented pictures of the property showing improvements and the re-construction of structures.

Dale Wells, 2101 Austinville Rd. Austinville, Va, state that they are working on cleaning and rebuilding the structures. Mr. Wells stated that they live in the home when they come to visit their family.

Mr. Sailors made a motion to remove this property from the Unsafe Building list. Tamera Ogle seconded the motion and all were in favor.

Fee Schedule:

Arin Shaver explained that the revised Fee Schedule was sent to the Commissioners from this Commission in June; the Commissioners have amended the document as follows:

- Accessory structures on skids - \$20 for residential
- Moving Accessory Structures on skids from site to site

Mrs. Clark asked for questions, there were none.

Fred Seehase made a motion to approve the amendments to the Fee Schedule. Stacy Odom seconded the motion and all were in favor.

Bylaw Revisions:

Mrs. Shaver stated that these amendments were brought forth at the last meeting and they should be voted on at this time. Mrs. Clark asked for questions, there were none. Mrs. Ogle motioned to approve the bylaw revisions as presented. Mr. Stebbins seconded the motion and all were in favor.

NEW BUSINESS:

Unsafe Building:

Shanks – 1521 W. Fitch St. Lucerne:

Mr. Gaumer reported that this property is damaged due to a fire and presented pictures of the property. Mr. Gaumer stated that the Building Inspector, Ray Staller, has inspected it and deemed it unsafe. Mr. Gaumer stated that a letter was sent about a month ago asking for a cleanup but there has been no contact with staff from the property owner.

Mr. Sailors motioned to approve the order that this property is unsafe. Mr. Stebbins seconded the motion and all were in favor.

A discussion followed of assessing a fine also.

Mr. Sailors motioned that a 30 day notice be given asking for the property to be cleaned up and to explain that if not cleaned up, a fine of \$5000 plus the fees charged to cleanup the property may be assessed to them.

Mrs. Ogle motioned to amend the motion to say that the date of August 1, 2014 replace the time of 30 days in the original motion. Mr. Sailors seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:

Mrs. Clark asked for public comments, there were none.

ADJOURNMENT:

The meeting was adjourned at 8:50 AM, July 1, 2014.

CCPC, Official

CCPC, Official

Peggy Dillon, Recording Secretary