

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, December 5, 2017

Jim Sailors, President, called the regular meeting of the Cass County Plan Commission to order at 8:30am in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: George Stebbins, Chris Frey, Josh LeDonne, Jim Sailors, Jim Donato, Fred Seehase and Stacy Odom

Member absent: Krista Pullen, Mike Kinsey, and George Stebbins

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

Public in attendance: Christy Householder

ACTION ON MINUTES:

Minutes of November 7, 2017 were presented. Mr. LeDonne motioned to approve as presented. Mr. Donato seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

Unsafe Properties:

4081 Quincy, Clymers - Winberg: Mr. Koppe showed a current picture and explained that he feels it is secured and pointed out there is a little rot on a window and the garage does not have an overhead door but the structure is safe.

Mr. Sailors stated that the concern was that the property was not being mowed.

1900 N. Third St. – Friskey: Mr. Koppe explained that the house has been sold at the Sheriff Sale and staff is waiting for the new owners to file the paperwork so the process can be started over. No comments from the Commission.

OLD BUSINESS:

Unsafe Properties:

6943 Osmer – Jennings: Mr. Koppe explained that Mr. Jennings called him and stated:

- A contractor friend told him to just take the roof off and it would be fine
- Mr. Jennings stated that he did not want Mr. Koppe to inspect the structure

Mrs. Shaver stated that Dan Musselman, Health Dept., has determined that this property does not have a working septic system. Mrs. Shaver gave the following optional actions:

- Can possibly condemn the property
- Make sure there is no one living there
- This Commission can have the back portion torn down
- Go to court to allow staff to inspect the interior

Mr. Stanton, County Attorney, stated the Health Department has a procedure to be followed for the condemnation process and if there is no action from the property owners, this Commission can file suit against them.

Mr. Stanton suggested that the County file suit on behalf of this Commission and the Health Department due to all violations.

Mr. Donato motioned to proceed with legal filing to gain entry into this property by Mr. Koppe and the Health Department to inspect for safeness. Motion was seconded by Mr. Seehase and all were in favor.

NEW BUSINESS:

Unsafe Property:

1508 E. 600 N. – Walters: Mr. Koppe presented pictures of the property and explained that a mobile home has caught fire and the owner, Mr. Walters, has demolished the structure.

Mr. Walters stated that with the good weather, he has been able to demolish and clean up the property.

Mr. LeDonne motioned to put this property on the watch list. Mr. Donator seconded the motion and all were in favor.

FLOOR IS OPEN TO THE PUBLIC:

Mr. Jennings entered the meeting and stated that he spoke to a contractor, Brad Southerlin from Hammer Down, who told him to tear the roof off the structure and he has done that.

Mr. Sailors notified Mr. Jennings that this board is starting the process to allow the Health Department and Planning Staff to be able to inspect the property.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:45am December 5, 2017.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary