

MINUTES  
CASS COUNTY PLAN COMMISSION  
Tuesday, November 5, 2019

Stacy Odom, President, called the regular meeting of the Cass County Plan Commission to order at 8:30am in the Commissioners Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

ROLL CALL:

Members present: Josh LeDonne, Fred Seehase, Brian Reed, Jim Donato, Jim Sailors, Stacy Odom, Krista Pullen and Mike Kinsey

Member absent: Jon Guy

Staff present: Arin Shaver, Ralph Koppe, Jeff Stanton, legal counsel

Staff absent: Peggy Dillon

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of October 3, 2017 were presented: Mr. Reed motioned to approve the minutes as presented. Mr. Kinsey seconded the motion and all were in favor.

PUBLIC HEARING:

None

REPORTS:

None

OLD BUSINESS:

Unsafe Properties:

*1821 Grant St. - Your 1<sup>st</sup> Choice: Mobile home with tree on it & carport falling down*

Mr. Koppe reported that this property was inspected and found no change or improvements. Mrs. Shaver explained that at the last meeting this Board voted to fine \$5,000; the owner has signed for the last letter on 10.07.19 and she asked the Commission if they are ready to get an asbestos report and demolish the property.

Mr. Seehase asked if the owner has contacted staff, Mrs. Shaver stated no contact.

Mr. Reed motioned to assess a \$5,000 fine, Mr. Seehase seconded the motion.

Mr. Odom asked for further questions, there were none. Mr. Odom asked for all in favor, all replied yes.

Mrs. Shaver asked for discussion on the demolition. Mr. Sailors said to include the cost of demolition in the letter to the owner. Mrs. Shaver stated the letter will include a fine of \$5,000 plus the demolition and asbestos report cost of \$5,000; totaling \$10,000.

Mr. Koppe stated that the owner may demolish the structure as long as they do this before Nov. 27<sup>th</sup>.

Mr. Odom asked for further discussion, there was none.

Mr. Seehase motioned to inspect this property on November 27, 2019 and demolish and clean it up on December 3, 2019. Mr. Donato seconded the motion and all were in favor.

*2842 S. 475 E. O. Lopez – Open doors & windows; soffit falling down; trash & debris; roof in poor shape*

Mr. Koppe reported that he inspected this property on Oct. 31; all of the trash and weeds has been removed; the potential new owner was there working on the inside; he was aware of the unsafe

process and is buying the property on contract from Mr. Lopez. Mr. Koppe stated the porch still needs to be remove and the roof secured but work is being done. Mr. Koppe suggested that they be given another month to continue the work.

Mr. Reed motioned to give the property owner another month to move forward with the work. The inspection will be done on November 27, 2019 and brought forward to the December 3, 2019 meeting.

*1818 Rogers St. – Harmon – Yard full of trash & debris; camper brought onto property*

Mr. Koppe showed pictures of the property; noted that the camper has been removed but nothing else has changed.

Mrs. Shaver reminded the Board that the last letter stated a fine will be assessed of \$1,000; no one signed for the letter. Mr. Koppe stated that on Oct. 30, 2019 he spoke to the property owner when he was posting a letter on the door.

Mr. Harmon, 527 Reynolds, stated the camper is now gone; roller is gone; small yellow container is now between the 2 sheds; 90% of debris is gone; 2 trucks will remain; boat will be cut up and disposed of; debris in green truck will be gone.

Mrs. Shaver explained that staff sends certified and regular letters to 1818 Rogers St. and 527 Reynolds St.

Mr. Sailors asked the time frame of this clean up. Mr. Harmon stated probably the end of December 2020.

Mr. Odom asked if a list of issues has been sent, Mr. Koppe said no, the letter asked for just a general clean up.

Mr. Odom explained that our goal is to clean this up and the Board needs to see progress.

Mr. Koppe stated that everything but the truck needs to be gone.

Mr. Harmon explained what he wants to do with the different items and he will cover the motorcycle.

Mrs. Shaver stated he is allowed to have 3 inoperable vehicles on the property.

Mr. Odom said if he could give Mr. Koppe his phone number, he will meet Mr. Harmon at the property.

Mr. LeDonne made a motion that the \$1,000 fine is to remain; the property will be inspected November 27, 2019 and brought to this Board on December 3, 2019 for review.

Mr. Odom asked for further questions, there were none. Mr. Kinsey seconded the motion and all were in favor.

#### NEW BUSINESS:

Mr. Sailors stated that the property to the north of the veterinary needs to be addressed.

#### FLOOR IS OPEN TO THE PUBLIC:

Lora Redwick stated she reviewed the bylaws and encourages the Commission to go back through 2016 attendance records of the Commission.

#### ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:01am November 5, 2019.

  
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CCPC Officer

  
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CCPC Officer

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Peggy Dillon, Recording Secretary