

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, August 8, 2011

Jenny Clark called the regular meeting of the Cass County Plan Commission to order at 6:30 PM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Tom Steinberger, Gary Yeakley, Allen Paschen, Fred Seehase, Allen Paschen and Tamara Ogle.

Member absent: Brian Reed, David Hicks and Jim Sailors.

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

Public in attendance: Ramon Cortes.

ACTION ON MINUTES:

Minutes of July 11, 2011 were presented, Gary Yeakley made a motion to approve, Tom Steinberger seconded and all were in favor.

PUBLIC HEARING:

#11-02 Junk Yard Standards:

Mrs. Shaver explained that issues have been arising regarding junk yards compared to someone working on their vehicles and ordinance changes will provide standards and regulations that can be referred to for guidance. Mrs. Shaver presented amendments that included the following:

- Junk yard definition
- Regulations of junk yards, not to include noncommercial vehicle repair
- Definition of noncommercial vehicle repairs
- Standards for noncommercial vehicle repair
- Vehicles in working order with licenses are allowed
- All agricultural vehicles are allowed

The board felt this is a good place to start for standards of junk yards.

Gary Yeakley made a motion to approve these amendments. Fred Seehase seconded the motion and roll call vote was unanimous to approve #11-02.

REPORTS:

Improvement Location Permits:

Mr. Gaumer presented the July ILP's, no questions were asked.

OLD BUSINESS:

Unsafe Building Orders:

Mrs. Shaver explained that she has sent, 60 days ago, the following orders to six properties and stated that this board may agree or disagree with the order. Mrs. Shaver presented pictures of each property, past and present and gave the issues with each property

1. Don Ulery 3104 N. CR 925 E:

- Old Well, Mr. Ulery had said he will put a roof over it, there is none at this time
- Collection of debris, scrap, equipment and trash is accumulated in the area
- Materials will collect water and possibly create mosquito breeding
- There has been no contact of the property owner to the plan staff

Fred Seehase made a motion to agree with this order, give 30 days to improve the conditions and invoke a fine of \$500 if no improvement is made to the site. Gary Yeakley seconded the motion and all were in favor to approve this order to Don Ulery with a possible fine of \$500.

2. Melodie Clements 7082 N SR 25:

- Property owner has been in contact with staff
- Structure is an old block building that was a commercial garage
- Person who is going to knock it down is concerned about where to put debris
- Questioned the board as to the option not to knock the building down
- Structure is sound, no roof, no windows or doors

Tamara made a motion to amend the order to state that the property owner clear the area, clean out the structure and the building may remain standing. Allen Paschen seconded the motion and all were in favor of amending the order to Melodie Clements.

3. Rodnee Timmons 1829 N. 3rd Street:

- No contact with staff
- Some effort has been made to remove trash and debris
- Scrap and debris is still in the area and needs cleaned up

Jeff Stanton entered the meeting, 6:55pm.

Jenny Clark made a motion to monitor the situation and if after 30 days, improvements have not continued, a fine of \$500 will be imposed. Tom Steinberger seconded the motion and all were in favor of this order to Rodnee Timmons.

4. Ramon Cortes 1813 N. 3rd Street:

- Owner has contacted staff
- Land has been cleared and cleaned up

Ramon Cortes was in attendance.

Gary Yeakley made a motion to rescind the order of Ramon Cortes.

5. John Ingold 10126 Walnut St. Lincoln:

- Owner has contacted staff
- Structure is falling onto itself
- Property owner has begun to tear down the structure
- The property is well maintained

Tom Steinberger made a motion to monitor the situation and follow up in 30 days. Motion was seconded and all were in favor.

6. Charlotte Walker 4031 W. Quincy Road Clymers:

- Tall grass
- Roof and exterior wall problems
- Structure may pose a collapse hazard
- RV with open doors
- No contact with staff

Tom Steinberger made a motion to approve the order and if after 30 days there is no improvement, a fine of \$500 be imposed on Charlotte Walker. Mrs. Ogle seconded the motion and all were in favor.

Citation Ordinance:

Mrs. Shaver explained that the Citation Ordinance is still being pursued and staff will be meeting with the Health, Surveyor and Animal Control departments.

NEW BUSINESS:

Mrs. Clark asked for further questions from the board or the public, there were none.

The meeting was adjourned at 7:09PM, August 8, 2011.

Jenny Clark, President

Tom Steinberger, Secretary

Peggy Dillon, Recording Secretary