

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, April 11, 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, Jim Sailors, Gary Yeakley, Fred Seehase, Brian Reed, Tamara Ogle and Allen Paschen.

Member absent: David Hicks.

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

Public in attendance: David Baird, Charles Green and Lora Goodman.

ACTION ON MINUTES:

Minutes of January 10, 2011 were approved as presented.

PUBLIC HEARING:

None.

REPORTS:

Quarterly Report:

Arin Shaver presented the first quarter's report with no questions asked.

Improvement Location Permits:

Chris Gaumer reported on the permits for Jan, Feb and March.

OLD BUSINESS:

Unsafe Buildings:

David Houser 1100 E. South River Road:

Mr. Gaumer reported that the property of David Houser was inspected on March 8, 2011 and showed pictures of the areas of interest. Mr. Gaumer stated that some vehicles do have current license plates and some do not and there were a few areas in better condition than in January.

Mr. Green, 1620 S. 1100 E., spoke of his concern that Mr. Houser's property has lower the property values in this area and asked if Mr. Houser can bring in a semi trailer for storage. Mrs. Shaver stated that he could not and this would only add to the problem. Mrs. Shaver stated that the county could clean up the property and order Mr. Houser to pay for it. Mr. Yeakley questioned whether this is trespassing or not.

Tom Steinberger made a motion that Mr. Houser will not be able to obtain an Improvement Location Permit Until he is compliant with the county standards. Motion was seconded and all were in favor.

Jeff Stanton, attorney, suggested that the Plan Department work with the Health Department to determine whether health codes have been violated, such as fluids from vehicles or undesirable animals in the area.

David Baird, attorney, presented a request from Mr. Green that no extensions be applied to this property.

Jenny Clark, president, noted this request.

Citifinancial 1813 N. Third Street: Mr. Stanton reported that a settlement has been reached on this property, \$6,500 will be received soon. Mr. Stanton stated that there are no improvements yet. The board agreed that a letter should be sent to the new owners of the property explaining the situation and ask for a letter of action.

Update of past cases:

Mrs. Shaver gave a brief description of the following properties: Melodie Slusser, 7082 N. SR 25; Jeff Roper, 12189 S. CR 950 E.; 4028 Quincy Lane; Jack Swafford, 229 Minor St.; Rod Timmons, 1821 N. 3rd St.; Jody Thompson, 64 N. CR 950 E. Mrs. Shaver asked for direction from the board.

Tamara Ogle made a motion to send certified letters to repeat offenders and a warning letter to new cases.

Motion was seconded and all were in favor.

OLD BUSINESS:

ByLaw revisions:

Arin Shaver asked for questions or comments on the revised Plan Commission Bylaws, there were none.

Tom Steinberger made a motion to accept the Bylaws as revised. Motion was seconded and all were in favor.

PUBLIC COMMENTS:

Mr. Charles Green, 1620 S. 1100 E., stated that realtors and prospective buyers of his home have commented that the condition of David Houser's property has lower the value of his home and he is having a difficult time selling it.

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

The meeting was adjourned at 7:36 PM.

Jenny Clark, President

Tom Steinberger, Secretary

_____ Peggy Dillon, Recording Secretary