

**MINUTES**  
**CASS COUNTY PLAN COMMISSION**  
**MONDAY, November 14, 2011**

Gary Yeakley called the regular meeting of the Cass County Plan Commission to order at 6:30 PM in the Commissioners Hearing Room on the 2<sup>nd</sup> floor of the Cass County Government Building.

**ROLL CALL:**

Members present: Gary Yeakley, Jim Sailors, Allen Paschen, Brian Reed and Fred Seehase.

Member absent: Jenny Clark, Tom Steinberger, David Hicks and Tamara Ogle.

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

Public in attendance: Larry Roberts, Marjorie Foster and Rex Robison

**ACTION ON MINUTES:**

Minutes of September 12, 2011 were approved as presented.

**PUBLIC HEARING:**

None:

**REPORTS:**

Improvement Location Permits:

Chris Gaumer presented the October Improvement Location Permits, no questions were asked.

**OLD BUSINESS:**

Unsafe Building Rodnee Timmons 1821 N. Third Street Logansport:

Arin Shaver explained that a letter to Mr. Timmons was sent certified stating the following:

1. Accumulation of debris
2. A fine of \$500 has been ordered on September 12, 2011
3. An additional fine may be imposed if improvements are not made
4. A re-inspection will be conducted on October 12, 2011
5. Meeting date of November 14, 2011

Rodnee Timmons did not attend this meeting. Mrs. Shaver stated Mr. Timmons has signed for the certified letter but did not contact the planning staff. Mrs. Shaver explained that a re-inspection showed more debris and trash accumulated since September. Jim Sailors made a motion to certify a fine of \$1500 and send a letter to Mr. Timmons explaining this action and that after 30 days the property will be review and an additional \$1500 fine will be levied if there is no improvement. Fred Seehase seconded the motion and all were in favor.

Unsafe Building Charolette Walker 4031 W. Quincy Lane Clymers:

Mrs. Shaver showed pictures of the property and stated the following:

1. Accessory structure has a roof caving in
2. Extensive damage to structure
3. Windows are boarded up
4. RV's on the property
5. A \$500 fine was ordered in a certified letter, no one signed for the certified letter
6. No response from property owner
7. Property was on tax sale but did not sell, will be on Commissioner's sale in February, 2012

Mr. Sailors made a motion to put property on hold until Commissioner's sale. Motion was seconded and all were in favor.

Citation Ordinance:

Jeff Stanton explained that the citation ordinance will be similar to a traffic ticket and is still a work in progress. Mr. Stanton stated that this draft has been reviewed by other departments including Health, Surveyor, Animal Control and County Clerk, Beth Liming.

Mrs. Shaver explained the process will be:

1. Letter ordering a clean up
2. Fine
3. If no payment, small claims court

Mr. Yeakley stated that the Plan Commission should be involved in the decisions of these fines but to proceed with this process.

Mrs. Shaver asked the Commission to review the ordinance further and send comments or questions to her.

Update of Current Unsafe Properties:

Mrs. Shaver updated the Commission on the following:

Roper - 12189 S. CR 950 E. Galveston

Chimney falling away from house; didn't sell in tax sale

Larry Roberts spoke to the Commission and expressed desire to buy the property at the Commissioner's sale so he may tear it down.

Decision: Wait until Commissioner's sale

Ellsworth - 10452 Lincoln Walnut

Dilapidated structure, tall weeds and grass

Decision: Send letter stating specific issues

Snow - 4044 Lee Lane Clymers

Garage boarded up; foundation still there; debris still there

Decision: Hold until Commissioner's sale

Nance - 7968 Logansport Road

Trash is picked up; progress is being made

Decision: Move to cleaned up list

Slusser - 7028 N. SR 25 Lucerne

Dilapidated structure; debris in area; no progress currently

Decision: Certified letter to be sent asking for time frame

Connell - 4044 Quincy Lane Clymers

Mobile home skirting coming off; windows open; door shut

Decision: Letter asking for clean up plan

Mallott - 918 SR 17

Windows broken; some debris is cleaned up; roof issues

Decision: Certified letter asking for timeline of clean up

Daily - 8498 E CR 800 S Galveston

Mobile home and structures are gone

Decision: Move to cleaned up list

Livingston - 1217 N CR 600 E

Dilapidated structure; was purchased in tax sale; cleaned inside; some progress

Decision: Letter to buyer stating issues

**NEW BUSINESS:**

Unsafe Property Danny & Hilda Rollins 109 Beal St. Logansport:

Pictures were presented along with the following issues:

1. Damage to property
2. Debris and trash along with weeds and tall grass
3. The county may clean up property or issue a fine
4. Owner has contacted staff
5. Clean up and some securing has been done

Rex Robison, neighbor, spoke of the bad conditions of the property that includes holes in roof, raining into house and bees and stray cats inside, tall weeds hide problems. Mr. Robison spoke his concern of problems at 1227 Cliff Drive also.

Decision: Contact Health Department to discuss issues and inspect properties; Approve the order; Inspect 1227 Cliff Drive: Inspect 109 Beal Street and send letter stating specific issues.

Jim Sailors made a motion to approve the order, Allen Paschen seconded the motion. All were in favor.

Bylaw Revisions: Mrs. Shaver explained the changes to Bylaws are due to State Code amendments.

Floodplain Maps: Mr. Gaumer explained that new floodplain maps have been completed and are available for review. Mr. Gaumer stated that final mapping publications are scheduled for approval in 2012.

Mrs. Shaver announced that the Joint Plan Commission meeting will be December 12, 2011 at 5:00 pm in the Commissioner's Hearing room.

There being no further business to be brought before the Board, the meeting was adjourned at 7:49PM on November 14, 2011.

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Jenny Clark, President

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Secretary

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Peggy Dillon, Recording Secretary