

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, February 13, 2012

Jenny Clark, President, 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, Allen Paschen, Jim Sailors, Tamara Ogle, Fred Seehase, Brad Johnson, Brian Reed, Stacy Odom and Chris Frey.

Member absent: None.

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon.

Staff absent: Jeff Stanton, legal counsel.

Public in attendance: Kevin Hedger; Allen & Libby Parkins; Rodnee Timmons; Pat Gunnell.

ACTION ON MINUTES:

Jim Sailors made a motion to approve minutes of January 9, 2012. Motion was seconded by Fred Seehase and all were in favor.

COMMITTEE ASSIGNMENTS:

Arin Shaver briefly explained the committee duties. *Brian Reed entered the meeting.* The members volunteered for the various positions on the committees.

APPOINTMENT TO BZA: Mrs. Clark reported that last meeting she was appointed to Board of Zoning Appeals from the Plan Commission but she is not able to serve due to being an elected official. Allen Paschen volunteered and Stacy Odom volunteered as an alternate. All members were in favor.

PUBLIC HEARING:

None:

REPORTS:

Improvement Location Permits:

Mr. Gaumer presented the January Improvement Location Permits, no questions were asked.

Unsafe property 1818 Rogers St. Harmon *Junk accumulation:*

Mrs. Shaver stated there are no structural issues, an open door, mainly an accumulation of junk.

Mrs. Clark explained that the Plan Commission focuses on unsafe structures and motioned that this be sent to the Health Department for inspection. All were in favor.

Kevin Hedger asked to be moved up on the agenda.

NEW BUSINESS:

463 E. PR 325 S. Hedger *Burned out trailer; debris & trash; water issues.*

Kevin Hedger spoke to the board of upcoming back surgery and asked for 6 months to clean up the property. Mr. Hedger explained that he spoke with the Health Department and they suggested that a hole be dug for the structure to be placed in but due to the many regulations & procedures to be followed, he may just tear it down and take the debris away.

Elizabeth Parkins, 485 E. PR 325 S., asked if she could speak to harassment allegations and to an animal situation on this property. Tamara Ogle stated these are not issues for the Plan Commission.

Brian Reed made a motion to give Mr. Hedger 6 months to clear the property, Brad Johnson seconded the motion and all were in favor.

OLD BUSINESS:

Unsafe #11-03 1829 N. 3rd Street - Timmons *Accumulation of debris:*

Mrs. Shaver explained that the fine imposed by this board of \$1500 is not recorded at this time, some vehicles have been moved off the property and junk accumulation has been moved behind a fence.

Rodnee Timmons, 1829 N. 3rd Street, asked to have 60 days to clean property.

Jim Sailors made a motion to hold the recording of the fine until the April Plan Commission meeting and a re-inspection of the property can be conducted. Motion was seconded by Brian Reed and all were in favor.

Unsafe #11-11 109 Beal /1227 Cliff Drive – Rollins *Dilapidated structures:*

Mrs. Shaver stated that the holes in structures will let animals come in, holes in roof, no windows, and holes in foundations with no response from owner.

Jim Sailors made a motion to send Mr. Rollins a notice for fines of \$1500 on each property. Mrs. Ogle seconded the motion and all were in favor.

NEW BUSINESS:

Unsafe 7028 N. SR 25 – Brumbaugh *Dilapidated structure:*

Mrs. Shaver stated there has been some progress but no contact with property owner.

Jim Sailors made a motion to impose a fine of \$1500. Mr. Seehase seconded the motion and all were in favor.

Educational Session: Mrs. Shaver defined the meaning of planning and explained the Plan Commission goals are to improve the community and ensure orderly growth. Plan Commission is responsible for:

- Comprehensive Plan
- Zoning Ordinance
- Subdivision Ordinance & Subdivision Requests
- Rezone of Property
- Development Plan Reviews
- Overlay Districts
- Improving Our Community

Mrs. Shaver briefly explained the role of the Board of Zoning Appeals - to enforce the Zoning Ordinance.

There being no further business to be brought before the Board, the meeting was adjourned at 7:30 PM, February 13, 2012.

Jenny Clark, President

Chris Frey, Secretary

Peggy Dillon, Recording Secretary