

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, May 14, 2012

Tamara Ogle, Vice 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: Jim Sailors, Stacy Odom, Tamara Ogle, Fred Seehase, Brian Reed, Brad Johnson and Chris Frey.

Member absent: Allen Paschen and Jenny Clark.

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

Public in attendance: See sign in sheet.

ACTION ON MINUTES:

Minutes of April 12, 2012 approved as presented.

PUBLIC HEARING:

None:

NEW BUSINESS:

UNSAFE BUILDINGS:

1. #12-04 1231 Cliff Drive – Davis *Holes in roof and building; tall weeds & grass:*

Chris Gaumer explained that the roof and structure needs to be boarded up and secured. Jim Sailors stated that he would contact the neighbors to see if they would be interested in purchasing this property at the next tax sale. Mr. Sailors made a motion to continue this case until after the sale. Brian Reed seconded the motion, all were in favor.

2. #12-05 5709 W. 50 N. – Banta *Large abandoned home; windows open; damaged structure:*

Shannon Starr, attorney for Jeff & Ellen Hand, stated that the property owners wish to demolish the structure by June 30th and are in the process of acquiring quotes for this. Mr. Starr explained that the house in the picture is not at the address listed. Brian Reed made a motion to deny the order, re-inspect the property on July 13, 2012 and bring back to the Commission in August if necessary with the correct address. Fred Seehase seconded the motion and all were in favor.

3. #12-06 205 Minor St. - Rollins *Windows open; tall weeds & grass:*

Chris Gaumer stated that the order was sent and the property owners have completed the issues on the order by securing the property. Stacy Odom made a motion to approve the order and clear the property from the unsafe building list. Brad Johnson seconded the motion and all were in favor.

4. #12-07 15 Hendricks St. - Sloniker & Ferguson *Holes in roof, building & foundation:*

Mr. Gaumer explained that the property has been cleaned up and the structure torn down. Jim Sailors made a motion to approve the order for 15 Hendricks Street, New Waverly. Mr. Johnson seconded the motion and all were in favor. Mr. Sailors made a motion to monitor this property, motion was seconded by Mr. Seehase and all were in favor.

OLD BUSINESS:

UNSAFE BUILDINGS:

1. #07-05 13419 N. Main St, Long *Holes in roof; open windows:*

Mr. Gaumer explained that this property has been purchased, cleaned up, doors and windows have been boarded up.

Mr. Chuck Henry, 1871 E. SR 18, stated that he has purchased the property and cleaned all the debris. Jim Sailors made a motion to approve the order and remove 13419 N. Main Street from the unsafe building list. Mr. Johnson seconded the motion and all were in favor.

2. #11-03 1829 N. 3rd St. Timmons *Debris, materials in area; unlicensed vehicles:*

Mr. Gaumer explained that Mr. Timmons has moved material into the fenced area and secured the property. Arin Shaver stated that it looks like the owner is salvaging the materials and with the citation ordinance in place, staff may investigate the situation for possible fines as a violation of the zoning ordinance. Mr. Sailors made a motion to approve the order and remove 1829 N. 3rd Street from the unsafe building list. Fred Seehase seconded the motion and all were in favor.

3. #11-11 109 Beal St. & 1227 Cliff Dr. Rollins *Trash & Debris; open windows; Holes in structures:*

Mr. Gaumer explained that Mr. Rollins has completed all items listed on the order for 109 Beal Street and he wishes to repair the structure. Mrs. Shaver stated that she has investigated 1227 Cliff Drive with the Health Dept. and explained that the property owner wishes to demolish the property. Chris Frey made a motion to approve the orders for 109 Beal Street and 1227 Cliff Drive, request that the roof of 1227 Cliff Drive be covered and staff to continue monitoring the situation.

4. #12-01 1217 N. 600 E. Livingston *Garage needs demolished; Trash & Debris; open windows:*

Mr. Gaumer stated that an inspection showed that no improvements have been made and the daughter of the property owner stated that the property owner does not have the means to remove the structure. Chris Frey made a motion to give a deadline of June 4th to demolish the accessory structure & to secure the house or a fine of \$1500 will be assessed. Mr. Johnson seconded the motion and all were in favor.

5. #12-02 7028 N. SR 25 Brumbaugh *Cement building needs secured:*

Mr. Gaumer stated that the property has been cleaned up and secured. Mr. Sailors made a motion to approve the order and remove the property at 7028 N. SR 25 from the unsafe building list. Brian Reed seconded the motion and all were in favor.

REPORTS:

ILP's: Improvement Location permits were presented, no questions were asked.

UNSAFE BUILDING UPDATES:

1. #08-04 120 Beal St.- Chase Manhattan Bank *debris:*

Mr. Gaumer explained that a new owner of the property has covered the shed and cleaned up the property. Brian Reed made a motion to remove 120 Beal Street from the unsafe building list. Mr. Seehase seconded the motion and all were in favor.

2. #09-01 4044 Lee Lane – Snow *Debris; siding falling off structure:*

Mr. Gaumer explained that many letters have been sent with no response and this property will probably not sell at the Commissioners sale. Mrs. Shaver stated that this board could clean up the property or continue to monitor the situation. Brad Johnson made a motion to remove 4044 Lee Lane from the unsafe building list. Jim Sailors seconded the motion and all were in favor.

3. #09-02 4044 W. Quincy Lane – Connell *Trailer needs removed:*

Mr. Gaumer stated that contact with the owner has been made, and the owner said the trailer will be removed, but has not at this time. Mr. Reed made a motion to remove 4044 W. Quincy Lane from the unsafe building list. Mr. Johnson seconded the motion and all were in favor.

4. #11-05 10126 Walnut St. – Ingold *Remove structure & debris:*

Mr. Gaumer stated that the structure is falling down and there has been no improvements. No action was taken.

5. #11-06 4031 W. Quincy Lane – Walker *Dilapidated structure:*

Mr. Gaumer reported that no improvements have been made, there has been no contact with the owners and the property is not secured. Jim Sailors made a motion to remove this property, 4031 W. Quincy Lane from the unsafe property list. Mr. Reed seconded the motion and all were in favor.

6. #11-07 12189 S. 950 E. – Roper *Ask for timeline for cleanup:*

Mr. Gaumer stated that Mr. Robertson has bought the property but has not improved the site. Mr. Johnson asked if staff would request a time line for the clean up. Staff agreed. No further action was made.

7. #11-08 10452 Lincoln Walnut St. – Ellsworth *Broken window; holes in roof, vegetation:*

Mr. Gaumer reported that the property has been cleaned up and secured. Mr. Reed made a motion to remove 10452 Lincoln Walnut Street from the unsafe building list. Mr. Sailors seconded the motion and all were in favor.

8. #11-10 10215 S. Lincoln Walnut St. – Butcher *Remove buildings, re-inspect Sept. 2012:*

Mr. Gaumer explained that this board has given the owner 1 year, until August 2012, to clear the property and progress has been made towards that. No action was taken from the board.

9. #12-01 918 N. SR 17 – Mallott *Need timeline for property demolition*

Mr. Gaumer stated that Mr. Pickering is buying the property on contract and has submitted a clean up plan for structures to be removed by August 2012. No action from the board.

10. #12-03 463 E. PR 325 S. – *Fire damage, will tear down structure.*

Mr. Gaumer reported that this property had a fire and a clean up plan with a deadline of August 2012 is in place. No action from the board.

FLOOR IS OPEN TO PUBLIC IN ATTENDANCE:

No one spoke to the board.

The meeting was adjourned at 7:47 pm, May 14, 2012.

Jenny Clark, President

Chris Frey, Secretary

Peggy Dillon, Recording Secretary