

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, September 10, 2012

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, Allen Paschen, Fred Seehase, Jim Sailors, Stacy Odom and Tamara Ogle

Member absent: Brian Reed, Chris Frey and Brad Johnson

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

Public in attendance: Brad Wick and Pat McNarny

ACTION ON MINUTES:

Jim Sailors motioned to approve the minutes of August 13, 2012. Allen Paschen seconded the motion and all were in favor.

PUBLIC HEARING:

#12-06 Rezone of Brad Wick property 1531 Frushour St. in Lucerne:

Arin Shaver explained the request to rezone approximately .40 acres from Convenience Business, B1, to Rural Residential, RR.. The property is south on Frushour Street, between Osmer and Fitch streets.

- Property is historically residential but sits in a block that has commercial districts on each end.
- To the east and west – B1, Convenience Business; To the north and south – RR, Rural Residential
- RR is usually single family homes
- With the commercial designation, each time the property owner wishes to make changes, he would have to go to the Board of Zoning Appeals
- Future Land Use Map designation is Residential

Mrs. Shaver reviewed the findings of fact and stated the board needs to consider these items.

Mrs. Clark asked for questions from the board. Mrs. Clark questioned whether this is spot zoning and Mrs. Shaver stated no, that residential districts are next to the proposed property. There were no further questions from the board.

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

Mr. Wick was present but had no comments.

Jim Sailors made a motion to approve this rezone. Fred Seehase seconded the motion and all were in favor to approve rezone #12-06.

Mrs. Shaver stated that the board may want to consider looking at this area to rezone for residential, any expansion of a business would be a special exception. The board favored no changes at this time.

REPORTS: Chris Gaumer presented the Improvement Location Permits for August.

OLD BUSINESS:

None.

NEW BUSINESS:

Bylaw Revisions:

Mrs. Shaver presented the following amendments:

- 102 – Strike out Robert’s Rules
- 605 – Add Development Plan Review Committee
- 804C - Certified Mail replaced by Certificate of Mailing
- 804F – Interested Parties for Development Plan Reviews

Mrs. Shaver asked the board to review these amendments before voting on them at the next meeting.

Citation Ordinance: Mrs. Shaver stated staff will be reviewing samples of citation tickets before purchasing citation books.

There being no further business to be brought before the Board, the meeting was adjourned at 6:45 PM on September 10, 2012.

Jenny Clark, President

Chris Frey, Secretary

Peggy Dillon, Recording Secretary