

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, April 8, 2013

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, Fred Seehase, Jim Sailors, Tamara Ogle, Brad Johnson, Stacy Odom, Chris Frey, George Stebbins and Allen Paschen.

Member absent: None

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

Public in attendance: Kathy J. Hankee and Brice Miller

ACTION ON MINUTES:

Fred Seehase motioned to approve the minutes of March 11, 2013. Jim Sailors seconded the motion and all were in favor.

PUBLIC HEARING:

#13-01 Rezone of Miller Farm Drainage West of 3665 S. SR 25:

Arin Shaver reported that the petitioner did not send the notices to the interested parties by certified mail, they were sent by regular mail. Mrs. Shaver stated that this petition is not able to be heard tonight but will be re-scheduled to May 13, 2013.

Allen Paschen entered the meeting at 6:36 pm.

REPORTS:

Quarterly Report:

Chris Gaumer presented the first quarter's report with no questions asked.

Improvement Location Permits:

Chris Gaumer reported on the permits for February and March.

Unsafe Buildings:

#11-07 12189 S. 950 E., Robertson: Mr. Gaumer presented pictures of the site that were taken in January and again in April, showing progress that has been made in the clean up. No action was required.

#12-04 1231 Cliff Drive, Davis: Mr. Gaumer explained that the property went up for tax sale but he isn't sure if it sold, no improvements on the property.

#12-10 6292 E 600 S., Jones: Mr. Gaumer explained that a blue tarp is covering the structure and the concern is that the tarp blows around in high winds. Mrs. Clark requested that a letter be sent requesting holes be patched and to remove the tarp, the Commission was in favor.

OLD BUSINESS:

Unsafe Buildings:

#12-01 918 SR 17, Mallott: Mr. Gaumer reported that Pam Deeds and Kevin Pickering have taken over the property. A letter from Pam Deeds was read stating that within 2 – 3 months, they will have the property cleaned up. Mr. Gaumer explained that a \$1500 fine has been assessed on the property. George Stebbins made a motion to continue this until the July 8th meeting, motion was seconded and all were in favor.

#12-09 9691 E. SR 218, Hankee: Mr. Gaumer stated that in August a letter was sent to request clean-up of the property and the owner responded, asking for additional time. Mr. Gaumer reported that the back yard has been cleaned up but there are still windows opens. Kathy Hankee, 9691 E. SR 218, spoke to the Commission stating that this winter has slowed down the clean up process but she will continue to work on boarding up the house. George Stebbins motioned to continue this case until the July 8th meeting. Motion was seconded and all were in favor.

#13-02 1630 Seaton St., Muchenfuss: Mr. Gaumer reported that a letter was sent in October requesting a clean up of the property but there has been no progress or contact from the property owners. Mr. Gaumer reported that there is no fine at this time. Tamara Ogle made a motion to assess a fine of \$1500, motion was seconded by George Stebbins, all were in favor.

NEW BUSINESS:

#13-03 301 Unger St., Lewellen: Mr. Gaumer reported that Mr. Lewellen has removed the unsafe structure and cleaned up the property. Mrs. Ogle made a motion to approve the order and remove this property from the unsafe building list. Motion was seconded by George Stebbins, all were in favor.

PUBLIC COMMENTS:

Mr. Jeff Stanton, CCPC Attorney, explained the option of securing judgment liens against property owners that make no attempt to clean up unsafe properties. Mr. Stebbins asked if this information could be included in a letter to the property owners. The Commission agreed that this might help bring results.

Mrs. Clark asked for further questions from the board or the public, there were none. The meeting was adjourned at 7:05 PM.

Official, CCPC

Official, CCPC

Peggy Dillon, Recording Secretary