

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, January 14, 2013

Vice President Tamara Ogle 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: Fred Seehase, Allen Paschen, Jim Sailors, Tamara Ogle, George Stebbins, Stacy Odom and Chris Frey.

Member absent: Jenny Clark and Brad Johnson.

Staff present: Chris Gaumer, Ray Staller, Peggy Dillon and legal counsel Jeff Stanton.

Public in attendance: Connie Neininger

Mrs. Ogle welcomed new Plan Commission member George Stebbins and Building Commissioner, Ray Staller.

ACTION ON MINUTES:

Jim Sailors made a motion to approve the minutes of October 8, 2012 as presented. Fred Seehase seconded the motion and all were in favor.

ELECTION OF OFFICERS:

Mrs. Ogle opened the floor for nominations. Fred Seehase made a motion to retain the current slate of officers: Jenny Clark for president; Tamara Ogle for Vice President; Chris Frey for secretary. Stacy Odom seconded the motion and all were in favor.

CCPC COMMITTEE ASSIGNMENTS:

Jim Sailors made a motion to amend the current Plan Commission Committee assignments as follows: 1. George Stebbins replacing Brian Reed; 2. Jim Sailors as the chair for the budget committee. George Stebbins seconded the motion and all were in favor.

CCPC APPOINTMENT TO BZA:

Allen Paschen agreed to serve on the Board of Zoning Appeals as the Plan Commission member, all were in favor. Stacy Odom agreed to serve as alternate for Mr. Paschen.

PUBLIC HEARING:

None:

REPORTS:

Quarterly Report:

Chris Gaumer presented the quarterly report, no questions were asked.

Improvement Location Permits:

Mr. Gaumer presented the November - December Improvement Location Permits, no questions were asked.

Unsafe Building Updates:

#11-07 12189 S. 950 E. Robertson: Mr. Gaumer explained that the property has been purchased by Robertson and he has contacted staff, stating that he will be demolishing the structure himself.

#12-04 1231 Cliff Drive Davis: Mr. Gaumer stated the property owners contacted staff and said they will let this property go to tax sale and on to Commissioners Sale.

OLD BUSINESS:

Unsafe property:

#11-05 10126 Walnut St. Ingold: Mr. Gaumer explained since August 2011, the property owner has been slowly demolishing the structures and cleaning up the property. Pictures of the property were presented to show the clean up. Mr. Gaumer stated that \$3000 has been assessed on the property. George Stebbins made a motion to remove this property from the Unsafe Building list and waive the \$3000 fine. Mr. Sailors seconded the motion and all were in favor.

#12-01 918 SR 17 Mallott: Mr. Gaumer explained that Kevin Pickering purchased the property on contract. Mr. Pickering's mother called and explained that a contractor has been hired to demolish the house and several structures and asked for a couple of months to complete this. Mr. Gaumer stated that \$1500 has been assessed. Jim Sailors made a motion to give Mr. Pickering 3 months to complete the project, April 5th to clean up the property, Mr. Seehase seconded the motion and all were in favor.

Mr. Gaumer presented the board with the issue of bringing forward Unsafe Buildings on a quarterly schedule and bring forward ordinance changes in the other months, all were in favor.

NEW BUSINESS:

Unsafe Buildings:

#12-10 6292 E. 600 S. Jones: Mr. Gaumer explained the issues: property is vacant; holes in roof; garage & doors unsafe; broken windows. Mr. Gaumer stated the property owner has responded with a letter stating that they are trying to sell this property and are continually trying to repair and secure the property. Mr. Gaumer stated that an inspection today showed the holes and windows secured with plywood. Jim Sailors stated that he will try to contact the neighbor to ask if they would be interested in buying the property. Chris Frey made a motion to approve the order and keep this on the watch list. Fred Seehase seconded the motion and all were in favor.

#13-01 North of West Market St West End Realty: Mr. Gaumer explained that a modular home was moved onto this property without the property owners' knowledge. Mr. Gaumer presented pictures showing that the modular home has been removed. Mrs. Frey made a motion to approve the order and remove this property from the unsafe list. Mr. Seehase seconded the motion and all were in favor.

#13-02 1630 Seaton St. Muchenfuss: Mr. Gaumer explained that the garage is falling into itself and the certified letter sent on January 2, 2013 was not signed for. George Stebbins made a motion to approve the order and give the owners until April 5, 2013 to demolish and remove the structure. Allen Paschen seconded the motion and all were in favor.

PUBLIC IN ATTENDANCE:

No comments.

There being no further business to be brought before the Board, the meeting was adjourned at 6:55 pm on January 14, 2013.

Jenny Clark, President

Chris Frey, Secretary

Peggy Dillon, Recording Secretary