

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, July 2, 2013

Jenny Clark called the regular meeting of the Cass County Plan Commission to order at 10:30 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Jenny Clark, Jim Sailors, Fred Seehase, Stacy Odom, Chris Frey and George Stebbins.

Member absent: Tamera Ogle, Brad Johnson and Allen Paschen.

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

Public in attendance: None

ACTION ON MINUTES:

Minutes of June 10, 2013 were presented. Fred Seehase motioned to approve the minutes as presented. George Stebbins seconded the motion and all were in favor.

PUBLIC HEARING:

None:

REPORTS:

ILP: Arin Shaver presented the Improvement Location Permits for June, no questions were asked.

OLD BUSINESS:

None:

NEW BUSINESS:

Order of Cass County Plan Commission: Arin Shaver explained the order is for an expansion of the Tax Increment Financial (TIF) area and the Economic Development Area (EDA) in the Clymers area. Mrs. Shaver presented a map of the Clymers area showing the current TIF area, the proposed TIF expanded area and the EDA. Mrs. Shaver explained that this Commission must determine whether this expansion of the TIF area is compatible with the Cass County Comprehensive Plan. Mrs. Shaver stated that the Clymers area is designated industrial and agribusiness in the comprehensive plan. Mrs. Shaver presented the exhibits and explained the following:

Exhibit A – parcel list for the complete area to be expanded

Exhibit B - parcel list for a separate TIF area proposed

Exhibit C – projects that can be used in the EDA

Exhibit D - Acquisition list

Mrs. Shaver explained that next steps:

- Plan Commission will send their determination to the Cass County Commissioners
- Commissioners will consider adoption of the Declaratory Resolution
- Redevelopment Commission will then vote on a Conformity Resolution
- Commissioners will consider and vote on the Confirmatory Resolution

Fred Seehase questioned whether the land owners will be forced to sell their property if they are on the acquisition list. Mrs. Shaver stated no, they will not be forced to sell.

Mrs. Clark questioned the proposed TIF area that is separate from the large TIF area. Mrs. Shaver explained that if a project receives any incentives, the taxes captured by the development would be used to compensate such incentives, thus paying for their own incentives. A discussion followed regarding several reason for the expansions of the TIF and EDA areas.

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

Fred Seehase made a motion to approve the determination that the Declaratory Resolution does meet the Cass County Comprehensive Plan visions and goals for this area. George Stebbins seconded the motion and roll call vote was unanimous to send a favorable determination for the Cass County Redevelopment Commission Resolution 2013-02.

Bylaws: Chris Frey commented that the time of this meeting, 10:30AM, is convenient for her. Other members stated that a day time meeting is agreeable to them. A discussion resulted in the time and day of the meeting to be amended to 10:00AM, the first Monday of the month. Mrs. Shaver stated that she will bring this amendment of the bylaws to the next meeting.

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:

Mrs. Clark asked for public comments, there were none.

ADJOURNMENT:

The meeting was adjourned at 10:55AM, July 2, 2013.

CCPC, Official

CCPC, Official

Peggy Dillon, Recording Secretary