

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday August 5, 2014

Vice president Tamara Ogle called the regular meeting of the Cass County Plan Commission to order at 8:30AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

Members present: Fred Seehase, Stacy Odom, George Stebbins, Brad Johnson, Tamara Ogle and Jim Sailors

Member absent: Chris Frey, Jenny Clark and Allen Paschen

Staff present: Arin Shaver, Chris Gaumer and Peggy Dillon

Staff absent: Legal counsel Jeff Stanton

Public in attendance: Joe Hanke

ACTION ON MINUTES:

Minutes of July 1, 2014 were presented, Stacy Odom motioned to approve, George Stebbins seconded and all were in favor.

PUBLIC HEARING:

Resolution #14-07 Section 504 Satellite Dish Antennae:

Mrs. Shaver explained that State Code allows satellite dish antennae in all districts. This amendment adds the statement that a dish may be installed in the front yard if there are no other alternatives and this must be requested in writing by the company or installer.

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

Jim Sailors motioned to approve. Mr. Stebbins seconded the motion and all were in favor to approve #14-07.

Resolution #14-08 Section 505 Signage:

Mrs. Shaver explained the height prices numbers for gas/fueling stations will be changed to 12" and 18" along local roads; 24" along a limited access highway and canopies may have 36" numbers if setback more than 500 ft. along the Hoosier Heartland Industrial Corridor (HHIC).

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

Mr. Sailors stated that this is needed for the HHIC and motioned to approve this amendment. Mr. Stebbins seconded the motion and all were in favor to approve #14-08.

REPORTS:

None

OLD BUSINESS:

Unsafe Building Orders:

#14-02 Shanks 1521 W. Fitch St. Lucerne:

Chris Gaumer explained that this house was in a fire but no initial contact from the property owner to staff was received. A letter was sent asking for the property to be demolished and cleaned by August 1, 2014.

This property was inspected August 1, 2014 and pictures were presented showing that the house has been demolished and materials were cleared.

Mr. Sailors motioned to remove this property from the Unsafe Building List. Mr. Gaumer stated that the township trustee will be notified of the tall weeds and grass and the Health Department about materials and debris.

Mr. Stebbins seconded the motion and all were in favor to remove #14-02 Shanks from the unsafe list.

NEW BUSINESS:

Joe Hanke – AICUZ Study:

Mr. Hanke introduced himself as the Grissom Air Force Base Community Planner and presented the 2014 Air Installation Compatible Use Zone (AICUZ) study. Mr. Hanke stated that he is informing the Plan Commission of this study that is intended to offer assistance to those planning the future of the neighboring communities with concerns of aircraft noise and potential aircraft accidents. Mr. Hanke stated that once the findings of the study are released at a public meeting in September, the Cass County Planning Staff will be informed of them.

Mr. Sailors commented that this information is important and will be helpful in the future.

FLOOR IS OPEN TO THE PUBLIC:

None.

Mrs. Ogle asked for further questions from the Commission or the public, there were none.

The meeting was adjourned at 8:44 AM, August 5, 2014.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary