

MINUTES
CASS COUNTY PLAN COMMISSION
MONDAY, January 13, 2014

President Jenny Clark called the meeting of the Cass County Plan Commission to order at 8:30 AM in the Commissioners Hearing Room on the 2nd floor of the Cass County Government Building.

ROLL CALL:

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

Member absent: Chris Frey, Allen Paschen and Brad Johnson.

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

Public in attendance: Carolyn McDaniel, Robert McDaniel and Dennis Hunt

Mrs. Shaver introduced the Plan Department intern, Laura Dodd from Ball State University.

ACTION ON MINUTES:

Jim Sailors made a motion to approve the minutes of November 5, 2013 as presented. George Stebbins seconded the motion and all were in favor.

ELECTION OF OFFICERS:

Mrs. Clark opened the floor for nominations. George Stebbins made a motion to elect Jenny Clark for president. Tamara Ogle seconded the motion and all were in favor. Jenny Clark motioned to elect Mrs. Ogle as Vice President. Stacy Odom seconded the motion and all were in favor. Mr. Stebbins made a motion to elect Chris Frey as secretary. Mr. Sailors seconded the motion and all were in favor. Elections were closed.

PUBLIC HEARING:

None:

REPORTS:

Quarterly Report:

Mrs. Shaver presented the quarterly report, no questions were asked.

Improvement Location Permits:

Mrs. Shaver presented the reports of the Oct. Nov. and Dec. Improvement Location Permits, no questions were asked.

Resolution #14-01 HHIC Overlay District: Mrs. Shaver explained that this Plan Commission had sent this proposed overlay to the Commissioners and they have asked for several changes:

- 405.04 If a developer wishes major changes to an approved Development Plan (DP), they will be taken to the Redevelopment Commission (RDC). Staff will determine if changes are major.
- Requirement of landscaping islands were removed
- Outdoor storage must be located to the rear of the primary structure. Storage must be screened or not visible from State Road (SR) 25 unless impractical or materials are natural.
- Loading areas, refuse and dumpsters not oriented towards SR 25, unless impractical.
- Architectural design standards for structures on all sides along SR 25; blank walls minimized; 25% must be masonry or exterior wood material; a defined base and top

Mrs. Shaver suggested another amendment that would eliminate residences from these requirements, just commercial and industrial purposes only. Mrs. Ogle made a motion to approve this added amendment. Fred Seehase seconded the motion and all were in favor. Mrs. Ogle motioned to approve all presented amendments to the CG Overlay District and send them on to the Commissioners. Stacy Odom seconded the motion and all were in favor.

NEW BUSINESS:

Unsafe Buildings:

#14-01 2558 S. 825 E. Dale Wells: Mr. Gaumer explained that a tree had fallen on the structure during a recent storm and gave the following information:

- Building inspector, Ray Staller, inspected the property on Dec. 30, 2013 and determined it to be unsafe
- Foundation is displaced
- Section of structure is crushed
- Roof is severely damaged
- Utility shed destroyed
- Debris from storm on property
- Some windows not secured

Mr. Gaumer stated that Mr. Wells has contacted staff stating that he wants to clean up the property and possibly sell it; Mr. Wells asked for an extension to clear the property due to the weather. Mr. Gaumer stated that staff proposed a 6 month extension.

Jim Sailors motioned to accept the order and grant a 6 month extension. George Stebbins seconded the motion and all were in favor.

Rezone proposed: Mrs. Ogle explained she is not able to attend the February Plan Commission meeting in which a proposed rezone along the Hoosier Heartland Industrial Corridor will be presented. Mrs. Ogle encouraged the commission to rezone the area to the south of the corridor to commercial and industrial and to keep the area to the north agricultural.

There being no further business to be brought before the Board, the meeting was adjourned at 8:45 am on January 13, 2014.

CCPC Officer

CCPC Officer

Peggy Dillon, Recording Secretary