

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday July 7, 2015

Jenny Clark called the regular 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: Jenny Clark, Jim Sailors, Fred Seehase, Stacy Odom, George Stebbins, Jim Donato, Brad Johnson and Mike Kinsey

Member absent: Krista Pullen

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

Public in attendance: Christy Householder

ACTION ON MINUTES:

Minutes of the April 7, 2015 Plan Commission meeting were not available and will be presented for review at the next meeting.

PUBLIC HEARING:

Resolution #15-05 CC Gateway Overlay Standards and Table A:

Mrs. Shaver explained that staff has been working with the Redevelopment Commission and the Economic Development Office to review the Overlay standards and uses. The following recommendations have been given:

- Better definition of the area
- Minimum square footage to be 2,500 for buildings
- Building setbacks moved to Table B
- Eliminate the off-street parking of only 25% between SR 25 and the building
- Eliminate orientation of loading and refuse areas
- Eliminate requiring large blank walls to be minimized along SR 25
- Table B: amend lot width and yard setbacks
- Table A: amended to make sure uses are appropriate for the area and to encourage economic development

Mrs. Shaver asked for questions from the Commission, there were none.

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

Mr. Kinsey made a motion to adopt Resolution #15-05. Mr. Stebbins seconded the motion and roll call vote was unanimous to approve Resolution #15-05.

Resolution #15-06: Rezone Along SR 25 south of the HHIC:

Mrs. Shaver explained the location and gave the following information:

- Property is east of Clymer's Agribusiness Park
- Currently zoned AG, Agricultural; proposed zone to be AB, Agribusiness
- 31 acres in the area
- Explained uses in AB district
- Explained surrounding uses: Residential; Farm Ground; Clymer's Agribusiness Park
- Comprehensive Plan states the future growth of Cass County is in regard to the agricultural community
- AB uses will compliment Clymers and the Agribusiness Park

Mrs. Shaver asked for questions from the Commission, there were none.

Christy Householder, Economic Development Director, stated that Mrs. Gangloff owns parts of the proposed area and she is in favor of this rezone. Mrs. Householder explained that desirable uses include hotels and other agricultural businesses.

Mrs. Clark asked for further questions, there were none.

Mr. Stebbins motioned to approve this rezone. Mr. Seechase seconded the motion and roll call vote was unanimous to approve Resolution #15-06.

Resolution #15-07 Comprehensive Plan Future Land Use Map (FLUM):

Mrs. Shaver explained the amendment to be:

- Current designation is Rural Residential
- Proposed designation to be Industrial
- Industrial use is to the west; this amendment will continue the use into the area

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

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

Mr. Stebbins motioned to approve this amendment to the Comprehensive Plan. Mr. Donato seconded the motion and roll call vote was unanimous to approve Resolution #15-07.

REPORTS:

ILP's 2nd Quarter: No questions were asked.

2nd Quarterly Report: No questions were asked.

OLD BUSINESS:

Unsafe Buildings Process:

Mrs. Shaver explained that according to Indiana Code, staff is able to board and clean up unsafe properties and gave the following information:

- ✓ Staff can order a cleanup of a property with no public hearing
- ✓ Property owners would be notified and be given the opportunity to clean up the property themselves
- ✓ Staff will work with the owners and if no progress is made, the Building Commissioner is allowed to board up the structure and assess a fine for the materials used
- ✓ If the Commission wishes, fines of more than \$100 would be brought to the Plan Commission for review
- ✓ Another option is to pursue the Blight Elimination Program which has certain criteria that would have to be met

Mr. Stebbins stated that he is in favor of staff doing some of the boarding up of windows and suggested a limit of \$250 before bringing a property to this Commission.

Mr. Sailors asked what progress has been made in Galveston Unsafe cases.

Mr. Koppe stated that he is working with the Galveston Town Board on several properties at this time.

Mr. Stebbins motioned to allow staff to handle unsafe situations with a limit of \$250 before the property is brought before the Plan Commission. Mr. Donato seconded the motion and all were in favor.

NEW BUSINESS:Education Session:

Mrs. Shaver gave a general overview of the Plan Commission duties and goals:

- Plan for Economic Development
- Comprehensive Plan reflects goals and the vision for the community
- Zoning Ordinance and Subdivision Control Ordinance are the laws put in place to carry out the goals of the Comprehensive Plan
- Zoning focuses on health, safety, morals and general welfare of the community
- Subdivision Control Ordinance is the implementation tool for growth and protection of farmland

No questions were asked.

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:

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

ADJOURNMENT:

The meeting was adjourned at 9:12 AM, July 7, 2015.

CCPC, Official

CCPC, Official

Peggy Dillon, Recording Secretary