

**MINUTES**  
**CASS COUNTY PLAN COMMISSION**  
**MONDAY, December 1, 2015**

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

**ROLL CALL:**

Members present: Jenny Clark, Jim Sailors, Jim Donato, Krista Pullen, Fred Seehase and George Stebbins.

Member absent: Stacy Odom, Brad Johnson and Mike Kinsey.

Staff present: Arin Shaver, Chris Gaumer, Ralph Koppe, Jeff Stanton, legal counsel and Peggy Dillon.

Public in attendance: John Abney and Frankie Boller.

**ACTION ON MINUTES:**

Minutes of October 6, 2015 were presented. Mr. Seehase motioned to approve as presented, Mr. Donato seconded the motion and all were in favor.

**PUBLIC HEARING:**

None.

Mrs. Clark explained that the New Business will be moved before other business due to time restraints for the property owner of 1905 Doris St.

**NEW BUSINESS:**

Unsafe Property - 1905 Doris St.:

Mr. Koppe explained that he had investigated the property and gave the following information that was discovered:

- The House
  - Foundation appears to be OK
  - 3 windows are OK, 2 are broken
  - No Front door / No rear door
  - Block wall on the rear side appears OK
  - Rafters & roof are rotted out
  - Growth is all around the property
- The Garage
  - Foundation appears OK; some blocks are cracked
  - 1 window has no glass
  - 1 open door
  - Roof deck fallen in
  - Debris on the grounds

Frankie Boller, owner, explained that they are in the process of repairing the structures; all windows are secure; roof & porch will be torn off; the garage repairs will be put off until next spring; doors are locked and they will continue to work on the buildings but don't want to demolish them.

Mr. Stebbins motioned to deny the order and to keep this property on a watch list and re-inspect in 6 months; motion was seconded by Mr. Donato and all were in favor.

#### REPORTS:

##### Unsafe Properties:

###### *2219 E. Wabash River Rd.*

Mrs. Shaver explained that this property was ordered to be demolished by the Plan Commission but staff has learned that it was sold in a tax sale to John Abney and so the demolition was canceled.

John Abney, 817 – 20<sup>th</sup> St., stated that he has just got possession of the property and wishes to repair the house. Mr. Abney stated that he would need time to remove the tree.

Mrs. Clark explained that the yard needs mowed and trash picked up now.

Mr. Sailors stated that the structure needs boarded up now also.

Mrs. Clark re-stated that the trash needs cleaned up, yard mowed and structure boarded up now.

Mr. Koppe stated that the garage and porch should be taken down.

Mr. Abney stated that he could get the windows & doors boarded up and clean up the yard pretty quick.

Mr. Sailors motioned to give the owner until January 4, 2016 to take the porch off; board up the windows and doors of the garage and house or the Commission will move forward with the order. Mr. Stebbins seconded the motion and all were in favor.

###### *2200 Oakland Ave. - Elliott:*

Mr. Koppe reported that this property is boarded up and secure, no further action is required.  
*13541 S. Main St. Young America – Wilson:*

Mr. Koppe reported that there has been no change; nothing has been boarded up so he as the Building Commissioner will be boarding up the structure. No further action is required.

###### *7442 S 500 E. – Soupley:*

Mr. Koppe reported that the structure has been boarded up and is secure, no action is required.

#### OLD BUSINESS:

##### Unsafe Property:

###### *1900 N. Third Street – Friskey:*

Mr. Koppe reminded the Commission that the order was for the property owner to clean up the property by November 30, 2015, remove the trash and obtain a contractor with a schedule for improvements.

Mr. Koppe described the issues of the property:

- Front wall is falling in
- Front window is falling in
- Front door does not have a frame

Mr. Stebbins asked if the owner is living in the house and Mr. Koppe stated yes.

A discussion followed as to what the Commission actually has authority to do in this situation.

Suggestions included requiring the owner to:

- Clean up trash & debris
- Secure the garage door

Mr. Sailors motioned to require the owner to clean up the property; remove the trash and secure the garage door; if not, the order will be approved at the January 4, 2016 meeting. Staff was instructed to send out the order with this information.

Motion was seconded by Mr. Stebbins; roll call vote was unanimous to approve.

672 S. 800 W. - *Peters*:

Mrs. Shaver explained the staff has worked with the Health Department and Mr. Peters had help from friends to clean up the property and now he has a trailer, water & sewage and is able to live on his property.

FLOOR IS OPEN TO THE PUBLIC:

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

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 9:15AM Dec. 1, 2015.

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CCPC Officer

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CCPC Officer

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Peggy Dillon, Recording Secretary