

**AGENDA
CASS COUNTY PLAN COMMISSION
TUESDAY November 2, 2021
8:30 AM**

**Commissioners Hearing Room, Second Floor
Cass County Government Building**

ROLL CALL:

MINUTES: October 5, 2021

PUBLIC HEARINGS: None

REPORTS:

OLD BUSINESS: Unsafe Properties:
1586 S. Georgetown Rd - Banter
1365 W. South St. – Weaver
9835 Church St. – Jaberg

NEW BUSINESS: Minutes to be approved:
DPR# 21-18

FLOOR IS OPEN TO THE PUBLIC IN ATTENDANCE:

ADJOURNMENT:

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday October 5, 2021

Stacy Odom, President, 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: Krista Pullen, Brian Reed, Stacy Odom, Josh LeDonne, Gary Berkshire, Zach Dodt

Member absent: Jim Donato, Ruth Baker

Staff present: Arin Shaver, Ashley Rowe, Ralph Koppe, Peggy Dillon and Legal counsel, Jeff Stanton

Staff absent: Jamey Harper

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of September 7, 2021 were presented. Mr. LeDonne motioned to approve as presented. Mr. Reed seconded the motion; all were in favor.

PUBLIC HEARING:

None

REPORTS:

Mrs. Shaver presented the 3rd Quarter ILP Reports, No questions were asked

Mrs. Shaver presented the 3rd Quarter Financial Report, No questions were asked

OLD BUSINESS:

Unsafe Properties:

1586 Market St. Georgetown – Banter: vehicles junk; structure is unsafe

Mr. Koppe explained that the nothing has been done to the property and more things have been moved in. Mr. Koppe stated we had one bid of \$4800 from Williams Excavating. Staff is recommending demolition. Mr. Dodt asked what will happen to the vehicles on the property. Mrs. Shaver stated at this time we are discussing the demolition at this time. Mr. Koppe stated they have been burning tires on the property. Mr. LeDonne stated concern of the contractor's equipment being torn up and damaged at night ; the people using this property have been shooting the neighbor's pole building and other things on the property. Mr. Reed recommended that we contact the Sheriff for protection at the time of the demolition. Mr. LeDonne motioned to accept this recommendation to go ahead with the demolitions. Mr. Berkshire seconded the motion and all were in favor.

8029 W. 150 S. – Warren: Burned house; needs cleaned up

Mr. Koppe showed pictures and stated that everything we asked has been completed. Staff recommends that we remove this property from the unsafe property list. Mr. Reed motioned to accepted the staff's recommendation. Mr. LeDonne seconded the motion; all were in favor.

NEW BUSINESS:

None

FLOOR IS OPEN TO THE PUBLIC:

No one spoke to the Commission.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:37 on October 5, 2021.

CCPC Officer

CCPC Officer

_____, Peggy Dillon, Recording Secretary

PLANNING DEPARTMENT
CASS COUNTY/LOGANSPOORT/WALTON

John Banter and Janella Furnivall
1030 Elm St.
Rochester In. 46975

October 22, 2021

RE: Unsafe structure: 1586 Market St. Georgetown

Dear Mr. Banter

During the Cass County Planning Commission meeting on October 5, 2021 your property was discussed. The plan Commission voted to approve demo and clean up bid from Williams Excavating to move forward on demolition as early as Oct. 18, 2021. The cost of demolition and asbestos report is \$4800.00. This cost will be assessed to your property taxes if not paid after demolition.

NOTICE OF NEXT HEARING

The attorney has allowed for a final hearing on this property due to the concerns of the property owner. This hearing will take place on **Tuesday November 2, 2021 at 8:30 A.M.**, in the County Commissioner's Hearing Room, 200 Court Park, Logansport, Indiana.

If you have any questions, or think this order was sent in error, please contact this office at (574) 753-7775 or cell phone, (574) 355-6578.

Respectfully,



Ralph Koppe,
County Building Commissioner
Cass County/Logansport/Walton Planning Department

PLANNING DEPARTMENT
CASS COUNTY/LOGANSPOORT/WALTON

Chad Ryan Weaver
1347 South St.
Lucern In. 46950

September 23, 2021

RE: **Unsafe structure: 1365 South St. Lucerne**

Dear **Mr. Weaver**

During the Cass County Planning Commission meeting on September 7, 2021 your property was discussed. The Plan Commission agreed to give you until November 2, 2021 to have the property cleaned up and the back part of the house demoed and secured. The Planning Department will be inspecting the property around October 27, 2021

NOTICE OF NEXT HEARING

The next hearing for this case will take place on **Tuesday November 2, 2021 at 8:30 A.M.**, in the County Commissioner's Hearing Room, 200 Court Park, Logansport, Indiana.

If you have any questions, or think this order was sent in error, please contact this office at (574) 753-7775 or cell phone,
(574) 355-6578.

Respectfully,



Ralph Koppe,
County Building Commissioner
Cass County/Logansport/Walton Planning Department

PLANNING DEPARTMENT

CASS COUNTY/LOGANSPOORT/WALTON

John W. & Beverly Jaberg
3566 W. Division Rd
Peru In.46970

September 23, 2021

RE: **Unsafe structure: 9835 Church St. New Waverly**

Dear **Mr. Jaberg**

During the Cass County Planning Commission meeting on September 7, 2021 your property was discussed. The Plan Commission agreed to give you until November 2, 2021 to have the property cleaned up and the house secured. The Planning Department will be inspecting the property around October 27, 2021

NOTICE OF NEXT HEARING

The next hearing for this case will take place on **Tuesday November 2, 2021 at 8:30 A.M.**, in the County Commissioner's Hearing Room, 200 Court Park, Logansport, Indiana.

If you have any questions, or think this order was sent in error, please contact this office at (574) 753-7775 or cell phone, (574) 355-6578.

Respectfully,



Ralph Koppe,
County Building Commissioner
Cass County/Logansport/Walton Planning Department

MINUTES
DEVELOPMENT PLAN REVIEW, CASE #21-18
October 18, 2021

Cass County Gateway Overlay District

Case #21-18: A petition of Waelz Sustainable Products, LLC. The property is zoned AG, Agricultural District.

Staff Present: Jamey Harper

Applicants Present: Michael Englert, Emma Fague (Hoosier Sign Guy)

Mrs. Harper presented that Waelz Sustainable Products, LLC is proposing to put a sign on the administration building. The sign will be mounted on the building. The sign is non-lit aluminum channel lettering painted white, mounted to a 1-inch raceway along with the recycle logo painted white with printed vinyl applied. The sign will project 1½ inches from the building it is mounted. The district allows 2 sqft. of signage for every linear foot of building frontage. The administration building (section with sign) is 57 ft. allowing for 114 sqft of signage if desired. The entire sign (lettering and logo) proposed will be 18 ft. 2 in. long and 4 ft 1 in. wide for a total of 74.1 sqft. The sign will be mounted approximately 15 ft. 8 in. from the ground level to the bottom of the sign.



Planning Dept. Staff



Date

CCPC Member

Date