

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday December 7, 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: Ruth Baker, Josh LeDonne, Stacy Odom, Brian Reed and Fred Seehase

Member absent: Gary Berkshire, Zach Dodt, Krista Pullen

Staff present: Arin Shaver, Ashley Rowe, Ralph Koppe, Jamey Harper and Legal counsel, Jeff Stanton

Staff absent: None

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of November 2, 2021 were presented. Mr. Seehase motioned to approve as presented. Mr. LeDonne seconded the motion; all were in favor.

PUBLIC HEARING: Rolling on the River Replat #21-01

Mrs. Shaver shared that everything in the 402 and 403 were provided. The documents they need for secondary approval:

- Septic Soil Sample
- Original Parcel
- Maintenance Agreement for the private drive recorded with the subdivision
- Drainage Flow

Mrs. Shaver is asking for waivers for the 1:2 ratio lot design requirements. Before the secondary approval the staff would need parcel data, septic soil samples and maintenance agreement. Mr. Odom asked, if the Board were to pass the replat it would be on the condition that they would need a septic permit? A soil sample is not a requirement.

Mr. Odom asked if the petitioner has anything they wish to add. Mr. Clippard stated the buyer did have the soil samples and will give it to the Planning Dept. Mrs. Shaver stated that he will let Mr. Logan know he will need to make some changes to the plat. Mr. Clippard stated they have a verbal agreement between the 2 owners for maintenance of the road. Mrs. Shaver recommended to have a legal agreement put together for the future. In the case of a possible sale of the property or a disagreement between the 2 occupants, there would be a legal document on file. Or have Mr. Logan put a note on the survey to say how the maintenance is being taken care of.

Mr. Odom asked Mr. Musselman, in the subdivisions for the counties are something we need to be cautious of. The density of the housing in relation to the septic's and wells are important. Mr. Odom is concerned about the drainage and septic system. Mr. Musselman perceive that not being an issue, but he doesn't want to comment on the matter without seeing the soil sample. It may be something the Board might need to look at for an ordinance change in the future.

Mr. Odom asked the Board if there were any questions, there were none.

Mr. LeDonne motioned to bring the Resolution and waiver to a vote. Mr. Reed seconded the motion and roll call vote was unanimous to approve.

Mrs. Baker motioned to approve the Resolution with the conditions that a soil sample be provided and on the plat the parcel, drainage flow and maintenance agreement be located. Mr. LeDonne seconded the motion and all were in favor.

REPORTS: None

OLD BUSINESS:

Unsafe Properties:

1586 Market St. Georgetown – Banter: Demolition of residence

Mrs. Shaver gave a review of where the Board is on the Demolition of the Banter property.

- John Banter did get a demo permit, but does not have the house torn down by today's meeting as required
- Mr. Banter stated he will have an excavator at the property on December 8th, per a phone conversation with Mr. Ledonne
- Mr. Musselman will send a letter stating Mr. Banter can not burn tires, shingles or siding on the property
- If Mr. Banter does not have the property demoed and cleaned up by December 15th we will finish with our demo procedures

Mr. LeDonne motioned to accept that the Board give Mr. Banter until December 15th to have the house demoed and cleaned up. If it's not completed we will send our company in to complete. Mr. Berkshire seconded the motion; all were in favor.

NEW BUSINESS:

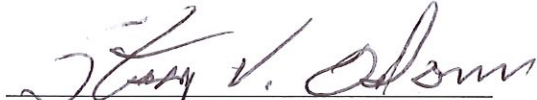
1586 Market St. Georgetown – Banter: The board would like to restart the process for unsafe property with a 1st order on 1586 Market St. for the January meeting.

FLOOR IS OPEN TO THE PUBLIC:

No one spoke to the Commission.

ADJOURNMENT:

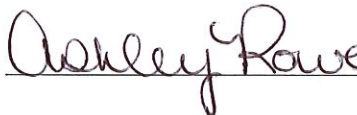
There were no further questions and the meeting was adjourned at 9:15am on December 7, 2021.



CCPC Officer



CCPC Officer


_____, Ashley Rowe, Recording Secretary