

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday, February 3, 2020

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: Josh LeDonne, Jim Sailors, Fred Seehase, Brian Reed, Mike Kinsey, Krista Pullen, and Stacy Odom

Member absent: Jim Donato and Jon Guy

Staff present: Arin Shaver, Eric Servin, Jeff Stanton, legal counsel and Peggy Dillon.

Public in attendance: See sign in sheet

APPOINTMENT TO BOARD OF ZONING APPEALS:

Stacy Odom is currently the appointment to the Board of Zoning Appeals from the Plan Commission. Mr. Sailors motioned to retain Mr. Odom in that position. Mr. Kinsey seconded the motion and all were in favor.

ACTION ON MINUTES:

Minutes of January 7, 2020 were presented. Mr. LeDonne motioned to approve as presented. Mr. Seehase seconded the motion; all were in favor.

PUBLIC HEARING:

Amendment to the Zoning Ordinance: Gateway Overlay

Mrs. Shaver explained that the overlay has been established and amendments have occurred to the district standards in the past. Mrs. Shaver presented a map of the overlay district and gave the following information:

- The ordinance review committee met to discuss the changes
- Property owners and developers have called with questions concerning the district
- The intent of the overlay is that the standards apply to commercial and industrial uses; no residential uses
- The Redevelopment Commission will consider the uses of developments
- If a Development Plan is approved by the Redevelopment Commission, the County becomes co-applicant and the use shall be considered allowed by right; no special exception process will be required
- A Development Plan may be approved, approve with conditions or disapprove by the Plan Commission or staff for all other standards and/or provide zoning waivers
- Height of buildings shall not exceed 199 ft.
- Buffer yards requirements for rear and side yards are eliminated
- No lighting to shine on residential properties
- Signage erected by the Redevelopment Commission for wayfinding; logo and information for the Agribusiness Park will be allowed; no permit required
- Office is added to the architectural design, principal & structure

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

Mr. Odom asked for questions from the public.

Christy Householder, Cass County Economic Director, stated that when speaking to companies about the overlay district, some items were confusing; these changes will define the district better.

Mr. Odom asked for further discussion, there was none.

Mr. Reed motioned to approve this resolution for the amendments to the Gateway Overlay. Mr. Seehase seconded the motion and all were in favor.

OLD BUSINESS:

Unsafe Properties:

1411 US 35 N – Pollard

Mrs. Shaver explained that this structure needs to be demolished and the Building Commissioner has estimated this to be \$30,000 - \$40,000. Mrs. Shaver explained that the unsafe budget has only \$25,000 for the rest of the year. Mrs. Shaver asked if the Board would agree that she go to the Council to request further appropriations for this amount; then the entire unsafe budget will not be used for this project. The Board was in agreement.

8138 S. US 35 – Wyant:

Mrs. Shaver explained that staff does not have anyone interested in property clean ups. Mrs. Shaver asked if the Board would agree to sending out a Request for Proposals (RFP) to try and find companies to do property clean ups. The Board agreed.

NEW BUSINESS:

None:

FLOOR IS OPEN TO THE PUBLIC:

Mike Deitrich, 4507 W. CR 325 S., Clinton Township Trustee, spoke with the following concerns:

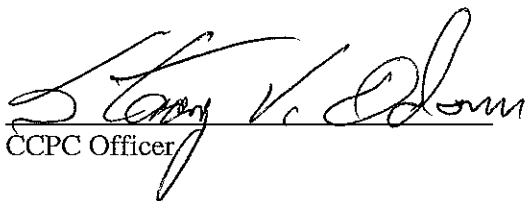
- 4016 W. Vandalia Road: abandoned; door was open and it is disgusting on the inside; not habitable; small structures are hazards
- 4031 Quincy Road; piles of debris and metal; owner using this property to dump things; trailers being demolished; 100 pound gas cylinder
- These properties need immediate consideration

Mr. Odom explained that Mr. Koppe will investigate.

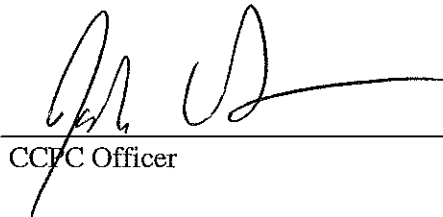
Mr. Sailors explained that the property at 3879 S. 400 W. was demolished and the foundation has not been removed; this should also be inspected.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:52AM February 3, 2020.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary