

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday March 2, 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: Fred Seehase, Stacy Odom, Josh LeDonne, Brian Reed and Ruth Baker

Member absent: Jon Guy, Krista Pullen, Gary Berkshire and Jim Donato

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

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of February 2, 2021 were presented. Mr. Reed motioned to approve as presented. Mrs. Baker seconded the motion; all were in favor.

PUBLIC HEARING:

None:

REPORTS:

None

OLD BUSINESS:

1411 N. US 35 – Pollard: fire; unsafe structures

Mrs. Shaver explained that today we are voting to move forward with the demolition or not and stated the following:

- At the last meeting it was voted that Merritt Excavation will receive the bid for demolition
- There has been no changes to the property
- A certified letter was sent and was signed; the letter was also emailed to Mr. Pollard
- There are no mortgages on the property or liens that could be found by myself or the recorder's office
- There have been offers to buy this property but they were not accepted
- The asbestos report is needed to be done and the utilities removed prior to demotion
- The owner will be notified of the upcoming demolition at the earliest date

Mr., Odom asked the status of the fine process. Mrs. Shaver stated the initial letter was sent; he did get it and after 15 days we will send the next letter that will require a 30-day waiting period.

Mrs. Shaver stated that additional funding has been requested to the County Council.

Mr. Seehase made the motion to accept the bid from Merritt Brothers and move forward with the demolition. Mr. LeDonne seconded the motion and all were in favor.

1586 Market St. Georgetown Rd - Banter: Vehicles and Junk

Mrs. Shaver explained the property is getting worst and gave the following information:

- The certified letters were sent but not signed for; returned to the office
- Letters were posted on the house on the property
- The State IDEM office has said that this is too small to deal with; should be dealt with locally
- 2 letters have been sent
- A possible fine of \$5,000 was stated in the letters

Dan Musselman from the Health Dept. stated;

- The Health Department will send a letter, give them a certain amount of time to respond
- They will do an investigation to see what items are out of compliance
- Will report at the next meeting

** Mr. Pollard for 1411 N. SR 25 entered the meeting

Mrs. Shaver explained that another letter can be sent to Mr. Banter to ask him to come back to the April meeting and hear from the Health Department.

It was suggested that our Building Commissioner, Mr. Koppe, go along on the investigation with Mr. Musselman.

Mr. Odom asked the status of the zoning violations. Mrs. Shaver stated they will have to be taken to the Court. Mr. Stanton stated the Courts would determine the action and the clean-up.

Mr. Odom asked if all three actions can be taken at the same time, Mrs. Shaver stated yes.

Mrs. Baker motioned to approve the unsafe order; move forward with the zoning violation and have the Health Department report next month: re-inspect on March 31, 2021 and bring to the April 6, 2021 meeting.

Mr. Odom asked for further questions, there were none. Mr. Seehase seconded the motion and all voted in favor.

2268 W. Gleitze Dr. – Smith: *Need House Demolished*

Mrs. Shaver explained that the green house has been boarded up and taken off the unsafe property list. The white house needs to be demolished and staff recommends to give an additional 60 days with a possible \$3,000 fine.

Mr. Reed motioned to re-inspect the house on April 28, 2021 and to bring forward to the May 4, 2021 meeting.

Mrs. Baker seconded the motion and all were in favor.

2301 Wabash River Rd. – Almon: *Garage Roof*

Mrs. Shaver stated that Mr. Almon was given until Spring to repair the roof; he did call and state he would be starting the repairs in a couple of weeks.

Mr. LeDonne motioned to continue this case until the May 4, 2021 meeting and re-inspect on April 28, 2021.

Mr. Reed seconded the motion and all were in favor.

9835 Church St. – Jaberg:

Mrs. Shaver explained that the neighbor had mistakenly been contacted by this office for an unsafe structure. Staff has let them know their property is not on the unsafe list.

Letters were sent out to the corrected address but not signed for; there has been no contact or movement on it. Staff recommends giving an additional 60 days; re-inspection on April 28, 2021; bring to the May 4, 2021 meeting; notice of a possible \$2,000 fine if not improved.

Mr. LeDonne motioned to approve staff recommendations. Mrs. Baker seconded the motion and all were in favor.

NEW BUSINESS:

DPR #20-02 TLF Engineering amendment:

Mr. Servin explained that this Development Plan Review was approved, and they had come back with the revision of the principal structure; including offices, lockers rooms, break room and test labs. Mr. Servin stated the revisions meets the County Gateway design standards and the DPR was approved.

Mr. Seehase motioned to approve the minutes, Mr. LeDonne seconded the motion and all were in favor.

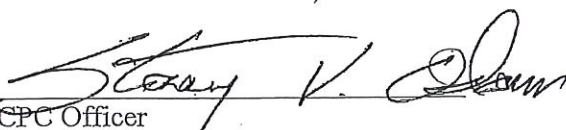
FLOOR IS OPEN TO THE PUBLIC:

Mrs. Shaver explained to Mr. Pollard that the CCPC has voted to demolish the structure at 1411 N. SR 35.

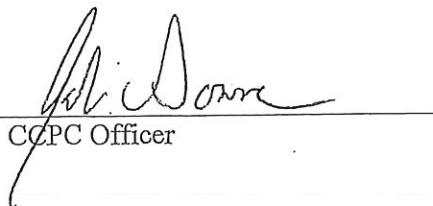
Mr. Pollard asked the name of the contractor doing the demolition, Mr. Odom stated it is Merritt & Sons.

ADJOURNMENT:

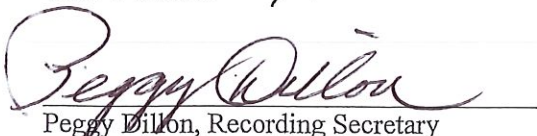
There were no further questions and the meeting was adjourned at 9:06 am March 2, 2021.



CCPC Officer



CCPC Officer



Peggy Dillon, Recording Secretary