

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday July 6, 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, Gary Berkshire, Stacy Odom, Josh LeDonne, Ruth Baker, Brian Reed and Zach Dodt

Members absent: Krista Pullen and Jim Donato

Staff present: Arin Shaver, Jamey Harper, Ralph Koppe, Peggy Dillon and Legal counsel, Jeff Stanton

Public in attendance: See sign in sheet

ACTION ON MINUTES:

Minutes of June 1, 2021 were presented. Mr. Reed motioned to approve as presented. Mr. Berkshire seconded the motion; all were in favor.

PUBLIC HEARING:

Zoning Ordinance Amendments:

Solar Amendments:

Brian Reed and Josh LeDonne recused themselves from the table.

Mrs. Shaver explained the following:

- The proposed height regulations have come from the Commissioners
- Height regulations are the only amendment being considered at this public hearing for Solar
- The height regulation of 20ft. is for residential
- The commercial solar systems for height is proposed to be a maximum of 22'6" from the ground to the top of the panel from any angle

Mrs. Shaver asked for questions, there were none.

Mr. Odom asked for public comments or questions, there were none.

Mr. Seehase motioned to approve the addition to height regulations to the Resolution #21-02. Mr.

Berkshire seconded the motion and roll call vote was unanimous to approve.

REPORTS:

2nd Quarter Improvement Location Permits (ILP):

Mrs. Shaver presented the 2nd Quarter ILP report, there were no questions asked.

2nd Quarter Financial Report:

Mrs. Shaver presented the Financial report for the 2nd quarter; no questions were asked.

OLD BUSINESS:

1411 US 35: Assess demolition cost of \$31,000

Mrs. Shaver presented the demolition invoice and asked the Board to assess this cost to the property. Mr. Ledonne motioned to assess the cost to the property. Mr. Seehase seconded the motion and all were in favor. Mr. Koppe showed a picture of the property after demolition; the Board was happy with the results.

2249 W. Glietze Dr. – Smith; Needs house

Mr. Koppe stated that Mrs. Smith has installed the fence; the windows are boarded up; there has been progress.

Mrs. Shaver asked the Board if they want the property on watch or bring back in 60 days.

Mr. Berkshire stated that since Mrs. Smith has come to meetings and has completed what she said she would do he felt putting this case on watch is a good idea. Mr. Reed motioned to put this property on the watch list. Mr. Berkshire seconded the motion and all were in favor.

8029 W. CR 150 S. – Warren: Burned house; Needs clean up

Mr. Robert Honemann, P.O. Box 181 Battleground, IN, explained the following:

- He and his partner, Terry Pickens, represent the loan on the property and they have just become aware of the problems on the property
- Mrs. Warren has not received insurance money at this time
- He and Mr. Pickens are doing some of the work
- It could be cleaned up by the end of this month

Mr. Koppe stated it should be filled and leveled.

Mr. Odom asked if the Board gave him 60 days would he be able to finish this. Mr. Honemann stated that would be no problem.

Mr. Seehase motioned to reinspect the property on August 31, 202 (September 1, 2021); bring back to the September 7, 2021 meeting; to keep the \$2,000 fine at this time; not assessed at this time.

9835 Church St. – Jaberg;

Mr. Koppe stated that there has been progress, the property looked good.

Mr. Bryan Doty, 7071 N. 600 E., stated that he is in the process of switching the property to his name; he has torn the porch off, the barn is sitting on the ground and it needs cleaned up. Mrs. Shaver asked what his plan for the property and Mr. Doty stated he wants to re-do it.

Mr. LeDonne motioned to re-inspect on September 1, 2021 and bring to the September 7, 2021 meeting; not to assess the \$2,000 fine and not to assess any further fines at this time. Mr. Berkshire seconded the motion and all were in favor.

Public Comment Policy:

Mrs. Shaver explained that the Commissioners have adopted this policy and explained the proposed procedures with items such as:

- Comments shall be address items only on the agenda
- A sign-up sheet will be available
- Limit to speak for 3 minutes
- Statements directed to Commission

Mr. Odom asked for public comments.

Mrs. Baker made a motion to approve the public comment policy. Mr. Seehase seconded the motion and all were in favor.

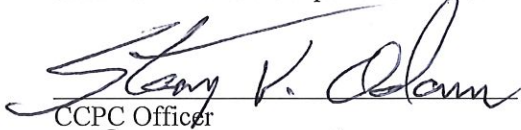
FLOOR IS OPEN TO THE PUBLIC:

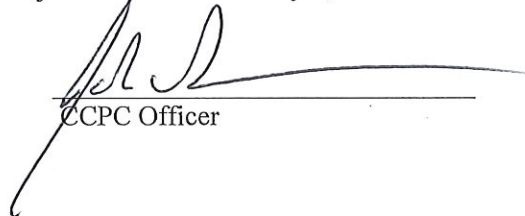
Lora Redweik, 5524 N. 600 E., asked Mrs. Shaver on the solar amendments, what equipment constitutes the 50 ft. and the 150 ft. setback requirements. Mrs. Shaver explained that any structure will be 150ft. from the property line of any residence; 50ft. from the right of way; fencing has no regulations except being adjacent to the property lines, exception of farm fencing, this can be on the property line.

Jeff Stanton, Attorney for Cass County, commented that the 1411 N. US 35, property that has been demolished is sending a message and shows that this Board is doing a good job.

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:52 on July 6, 2021.


Stacy K. Odom
CCPC Officer


CCPC Officer


Peggy Dillon, Recording Secretary