

MINUTES
CASS COUNTY PLAN COMMISSION
Tuesday October 4, 2022

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, Krista Pullen, Zach Dodt, Brian Reed and Fred Seehase

Member absent: Jim Donato and Gary Berkshire

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 September 6, 2022 were presented. Mr. LeDonne motioned to approve as presented. Mrs. Baker seconded the motion; all were in favor.

PUBLIC HEARING: None

REPORTS: 3rd Quarter ILP Report

Mrs. Shaver stated the only thing I wanted to point out is there are some one time sell off and adjoining property etc. Those are our splits if it doesn't have to go through a subdivision this is the way we do our splits. Carroll County does charge \$50 for that, we currently don't charge anything. Mrs. Shaver asked the Board if that is something we would want to start charging? She just wanted to bring that up as an option, in case the Board was wondering what the \$0.00 were for.

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

Safe Property

51 N CR 400 W – Musselman

Mrs. Shaver passed around pictures of this property since we didn't have a computer screen. Mrs. Shaver stated this property has been previously brought forward, basically didn't really clean up the site but put piles together. They have had neighbors come in to ask that we look at this property again. We put it on safe but we feel like it could be unsafe, we wanted to get the feelings of the Board before we started that process. Mr. Koppe stated the initial call was about a semi-trailer he has that sets on the curve, you have to really look before you pull out. Mrs. Shaver stated that Mr. Musselman has inherited 40 acres out by Twelve Mile so he said he doesn't live there anymore, we said that doesn't matter you still need to clean up and fix. He's wanting to move the semi-trailer to the property that he currently owns, so he is keeping us informed as to when he plans to do that. Mrs. Shaver stated we are needing to know if we want to move this property to the unsafe process or not. Mr. LeDonne asked if it's just the trailer? Mr. Koppe stated no, they have a lot of debris everywhere. Mr. Odom stated the trailer was the main issue because it was out by the road. Mrs. Shaver stated he was supposed to come the Board of Zoning Appeals, he did move it back 5 feet which was not meeting the standards. We got back with him and told him he never came through with moving the trailer. Mr. Musselman stated he is moving it to his new property he just inherited. Mrs. Shaver then asked Mr. Musselman what his plans are for the debris, he stated he will get to it when he gets to it. Mrs. Shaver asked the Board what they want to do, do we wait and let him get to it when he can or do we communicate through the Unsafe process? Mrs. Shaver stated that in this area there is a Subdivision entrance right beside his property, which is a nice subdivision, that's where we get most of our complaints from. Mr. Reed stated if there are small kids that live in the subdivision they could get into some dangerous stuff over there. Mr. Reed stated this property to him is clearly unsafe. Mrs. Shaver stated we will bring this property back next month.

5052 Country Club Rd – Stedman

Mr. Koppe stated the yard itself could be mowed, the weeds that are there are just in the driveway. Mrs. Shaver stated this is the property that the gentleman came to the last meeting and wanted us to go take a look at it.

Typically, in these types of situations we ask that they contact their trustee, because sometimes the trustees will use their money for obnoxious weeds not just grass. The Planning Dept. has this property marked as safe, so we wanted to see if the Board agreed with that. The Board agreed to keep this property as safe.

OLD BUSINESS:

Unsafe Property

2383 N 500 E - Renewanz

Mr. Koppe stated Mr. Renewanz is not here he spoke with him that morning. Mr. Renewanz sent pictures of what he has done in the last couple of days. Mr. Koppe went out and took pictures the week prior and it looks like he has been sorting things. Mr. Koppe recommends that the Board give him 30 days to get things finished up and hold the fine, which is the November 1st meeting and reinspect of October 26th. Mrs. Shaver stated that the fine was for \$2,000 if we didn't see any progress being made. We have saw him making progress so we want to hold of on the fine as a possible for the next meeting on November 1st.

Mr. Seehase motioned to accept that the Board give Mr. Renewanz 30 days to make more progress, which would be the November 1st meeting and reinspect on October 26th. Mr. LeDonne seconded the motion; all were in favor.

5788 N SR 25 – MH Realty, LLC

Mrs. Shaver stated this property we didn't have pictures last time, Mr. Koppe kind of knew what it looked like all we had was an aerial view of the property. We are basing it off of the before and after of what Mr. Koppe has saw at the property. Mr. Koppe stated that he is moving forward on this clean up, he has gotten rid of a couple vehicles. Mr. Koppe recommends that the Board give him 60 days to keep working on the property, which is the December 6th meeting and reinspect on November 30th. Mrs. Shaver stated this is another property that we had the \$2,000 fine if it wasn't done, we feel that they are moving forward on cleaning up this property. So, we want to extend the \$2,000 fine if its not done in the next 60 days.

Mr. Odom asked if anyone was at the meeting to represent this property, Mr. Lincoln asked the Board what exactly they need him to do? Mr. Koppe stated the main thing were the vehicles on the property. Mr. Lincoln stated he only has a couple to take care of. Mr. Odom asked Mr. Lincoln if the 60 days would be adequate time to take care of the vehicles? Mr. Lincoln stated yes that should be plenty of time. Mr. Lincoln asked how many vehicles can be on the property? Mrs. Shaver stated there can only be 3 inoperable vehicles on the property.

Mr. Seehase motioned to accept that the Board give Mr. Lincoln 60 days to make some more progress, which would be the December 6th meeting and reinspect on November 30th and hold on the \$2,000 fine for 60 days if the progress has not been made. Mr. Reed seconded the motion; all were in favor.

Unsafe Structure

7304 E Old US 24 – Toot

Mr. Koppe stated Mr. Toot has done an excellent job on this property, he still needs a little more time. Mr. Koppe recommends the Board give him another 60 days due to the weather changing, which would be the December 6th meeting and reinspect on November 30th. He still has half of the mobile home there but all of the extra debris is cleaned up.

Mr. Odom asked if anyone was at the meeting to represent this property, Mr. Toot was in attendance. Mr. Toot stated he should have it completed in the next 30 days. Mr. Odom asked if 60 days is an adequate amount of time for Mr. Toot to have the property completed, he stated yes plenty.

Mr. LeDonne motioned to accept that the Board give him another 60 days, which would be the December 6th meeting and reinspect on November 30th. Mr. Seehase seconded the motion; all were in favor.

319 Northern Ave – Lynch

Mr. Koppe stated there has not been any changes to this property, it is actually getting worse. Mrs. Shaver stated we checked and this property is still in Kimberly Lynch's name. Mr. Koppe stated there is a bunch of trash that is getting piled up in the back. Mr. Odom asked if there is anyone living there, Mr. Koppe stated no one lives there

that we know of. Mrs. Shaver stated they have been signing for their letters so they are receiving them. Mr. Koppe stated they have a \$2,000 fine as of now. Mrs. Shaver stated at this meeting we are supposed to access another \$1,000 fine if they have not contacted us with a plan. Mrs. Shaver recommends we give them another 30 days to setup an appt with Mr. Koppe in the structure to see the condition of the property. Mr. Koppe stated we don't know if it can be fixed or if it needs to be demoded. Mrs. Shaver recommended that we have them come back in 30 days, which will be the November 1st meeting, and reinspect on October 26th for them to have Mr. Koppe look at the home. We also said we would access the \$1,000 if they have not contacted us with their plan, which they have not, so we are looking to start that process.

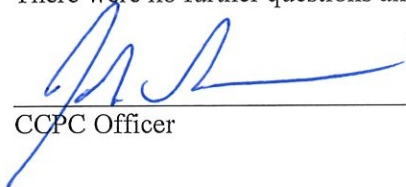
Mr. Seehase motioned to accept that the Board give them 30 days, which will be the November 1st meeting, and reinspect on October 26th for them to have Mr. Koppe look at the home and if they have not contacted Mr. Koppe the Board will access another \$1,000 fine. We also said we would access the \$1,000 from the last meeting if they have not contacted us with their plan, which they have not, so we are looking to start that process. Mr. Dodt asked if Mr. Koppe inspects it and determines it needs tore down, where do we go from there? Mrs. Shaver stated then at the November 1st meeting the Board would determine if it needs demolished or fixed. Mr. LeDonne seconded the motion; all were in favor.

NEW BUSINESS: - None

FLOOR IS OPEN TO THE PUBLIC: None

ADJOURNMENT:

There were no further questions and the meeting was adjourned at 8:45 am on October 4, 2022.



CCPC Officer



CCPC Officer


_____, Ashley Rowe, Recording Secretary

