

Starke County Planning Commission
Regular Meeting and Public Hearing
April 20, 2011

Attendance: Butch Ritchie, president & citizen member; Daniel Bridegroom, vice president & commissioner; Judy Benninghoff, executive secretary & councilwoman; Dennis Estok, surveyor; Alan Kurtz, extension educator; Byron Walters, trustee; Richard Singleton, Donald White & Denise Marks, all citizen members; Steven Dodge, commission counsel; Bruce Williams, administrator/building commissioner; and Pamla Starkey, secretary. There were (3) three visitors present.

1. Approval of the minutes of the March 16, 2011 meeting: Mrs. Benninghoff made a motion to accept minutes as written, seconded by Mr. Walters. Motion carried (9-0)
2. Public Hearing for an Unsafe Building, owned by Darlene Beaver, located at 8195 N. S.R. 23, Walkerton, IN. 46574. Legal description as follows; 2-34-1, Pt N1/2 SW SE .36 acre, State ID#75-03-02-403-003.000-009: Board asked Mr. Williams what he wanted done to the building. Mr. Williams stated that he would like the building demolished or rehabilitated to code, he also passed out pictures of the building. Mrs. Beaver and her son were present to state their case.

Mr. Estok made a motion to open the public hearing seconded by Mr. Walters. Motion carried (9-0).

Mr. William Beaver, 103 Clark Street, Walkerton In. stated that they agree that the building needs to be demolished but need time to do so. There is someone interested in purchasing the property. If that person does purchase the property they too will want to demolish the building. They would like until August 1, 2011 to demolish the building.

Mr. Estok made a motion to give Mrs. Beaver until August 1, 2011 to demolish the building with the stipulation if the property is sold deed will need to state that the building will need to be demolished or rehabilitated to code by the same date, seconded by Mrs. Benninghoff. Motion carried (9-0).

Mrs. Benninghoff made a motion to close the public hearing, seconded by Mr. Kurtz. Motion carried (9-0).

3. End of the Month Reports: Mr. Ritchie read the reports aloud to the board.
4. Zoning Maps: We are working on the zoning in the computer so that we can update our maps in the office.
5. Tech Committee Report:
 - a) Wind Ordinance was discussed, Mr. Williams met with Cass County Plan Comm. The only thing that needed to be changed/added is Micro Wind Towers can be put in residential areas

- b) Animal Ordinance that was passed out last month is the Starke County Commissioners department. We are going back to the original Dog Kennel Ordinance with the correction of the height of the fence to be equivalent to the size of the dog. They will not have to go to the Board of Zoning Appeal unless they do not want to follow the ordinance.

6. Old Business

- a) Randy Coldiron, Unsafe Building located at 7190 S. 250 W. North Judson. The insurance company, Erie Insurance, does not want the property so Mr. Coldiron is still the owner of the property. Mr. Dodge explained why Mr. Coldiron is still the owner.

Mrs. Benninghoff made a motion for Mr. Dodge to send Mr. Coldiron a letter, requesting him to attend the next planning commission meeting, which will be May 18, 2011, seconded by Mr. Walters. Motion carried (9-0).

Mrs. Marks asked if the Health Department hired a sanitarian. Mr. Williams stated that they had and his name is Chris Dalton.

Mrs. Marks also asked if an ordinance exists regarding outdoor wood burning if not she thinks that we should adopt one. Mr. Bridegroom stated that we do not. Mr. Estok stated that he thinks that the city of Knox may have one, but he is not for sure, he said that he will check with Mr. Matt, the city plan commission. Mr. Ritchie suggested that Mrs. Marks check to see if and what other counties may have regarding the outdoor wood burning and give to the Tech Committee to look over, which will be either the first or second Thursday or Friday of the month.

Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Singleton. Motion carried (9-0) Meeting was adjourned at 7:15 p.m.

This meeting was taped and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be held on May 18, 2011 at 6:30 p.m.

Pamla J. Starkey
clerk/secretary