

Starke County Planning Commission
Regular Meeting & 4 Public Hearings
May 19, 2010

Attendance: Butch Ritchie, president and citizen member; Jack Hudgens, vice president and citizen member; Judy Benninghoff, executive secretary and councilwoman; Daniel Bridegroom, commissioner; Dennis Estok, surveyor; Byron Walters, trustee; Richard Singleton and Don White, citizen members; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator/inspector; and Pamla J. Starkey, recording secretary. There were (8) eight visitors present.

1. Approval of the minutes of the April 21, 2010 regular meeting and (3) three public hearings: Mrs. Benninghoff made a motion to approve minutes as written, seconded by Mr. Walters. Motion carried (8-0).
2. Public Hearing to consider approval of a proposed Minor Subdivision to be known as White Pine Meadows Two, consisting of (1) one lot located in section 11 of Wayne township, containing 13.44 acres. Petitioner and owner being Weinberg Realty Corp: Mr. Brad Cramer was present to answer questions. After board checked the subdivision check list Mr. Hudgens made a motion to open the public comment portion of the hearing seconded by Mr. Walters. Motion carried (8-0) Mr. Nielson and Mrs. Lange were concerned with what the plans are. Mr. Cramer explained that they are taking the existing (6) six lots and turning them into (1) one lot. With no other comments Mr. Singleton made a motion to close the public comment portion of the hearing, seconded by Mr. Walters. Motion carried (8-0). Mr. Bridegroom made a motion to send to the county commissioners with a favorable recommendation when topo's, soil and drainage calculations are added, seconded by Mr. Walters. Motion carried (8-0)
3. Public Hearing to consider order declaring a dwelling unfit for human habitation order for improvement or removal: Property owner being Vernon & Auglee Hammond, located at 1175 W. S.R. 10, North Judson, IN 46366. Legal description: 23-32-3, Teallows Pt Lot 4 & 5 (.60A). State parcel #75-09-23-202-003.000-013. Mr. Williams passed out pictures of the property and explained where it is located and would like it to be remove or rehabilitate the building. Mr. Hudgens made a motion to open the public comment portion of the hearing, seconded by Mr. Walters. Motion carried (8-0). With no public comment, Mr. Hudgens made a motion to close the public comment portion of the hearing, seconded by Mr. Walters. After some discussion by the board Mr. Bridegroom made a motion to except Mr. Williams findings, seconded by Mr. Walters. Motion carried. (8-0)
4. Public hearing to consider approval of a proposed addition of a Wind Energy Conversion System Regulations Ordinance to the Code of the County of Starke, Indiana dated 1991: Mr. Dodge was concerned that the ordinance referred to districts and asked if we have districts. Mr. Ritchie explained that the Tech committee looked at White County's ordinance and thought that it was what we were looking for in an ordinance and there might be some things that need deleted or added. Mr. Bridegroom stated that he would like to get someone from the state that could answer the boards questions and hold a special meeting. After discussion by the board Mr. Singleton made a motion to open the public comment portion of the hearing seconded by Mr. Walters. Motion carried (8-0) Mr. Armstead agreed with Mr. Bridegroom to get someone here to explain what is needed. With no other comments Mr. Singleton made a motion to close the public portion of the hearing, seconded by Mr. Walters. Motion carried. (8-0) After more discussion by the board Mr. Singleton made a motion to send back to the tech committee to make changes to the language and continue public hearing next month, seconded by Mr. Hudgens. Motion carried (8-0)
5. Continuation of a public hearing to consider an amendment to the Code of the County of Starke

Indiana dated 1991, "Communications Facility Ordinance". Mr. Hudgens talked to a few people who have put up towers one being Jim Phillips who doesn't think it is erroneous for the county to ask for a place on the top third of the tower. Mr. Hudgens wrote up what he thought should be in the ordinance. Mr. Ritchie stated that most of it is already in the draft ordinance. After more discussion by the board Mr. Bridegroom made a motion for Mr. Dodge to reword the language in the draft ordinance and continue the public hearing next month, seconded by Mr. Hudgens. Motion carried (8-0)

6. New Business

- a) Mr. George Lausten was present to explain to the board what he would like to do with Lausten's Subdivision, he would also like to vacate a road and add to a lot to make two buildable lots also make sure that the county maintains the roads in the subdivision which Mrs. Benninghoff confirmed that they do. Mr. Lausten is also concerned about who will clean out the catch basin. Mr. Ritchie told Mr. Lausten that the surveyor and the highway superintendent will go out and look at the catch basin. He also wants to rename Poplar Street to Pine Street Mr. Ritchie stated that he would have to go to the county commissioners to change a road name. Mr. Estok told Mr. Lausten to come into his office in the morning and he will help him with what he needs to do.
- b) Tech Committee: Mr. Ritchie let the board know what was discussed at the meeting.
- c) Monthly Reports: Mr. Ritchie read the reports to the board.
- d) Part time inspector: Mr. Williams explained that we need a part time inspector for a total of (6) six weeks at part time pay. Mr. White made motion for Mr. Williams to go before the county commissioners to ask for a line item for a part time inspector, seconded by Mr. Hudgens. Motion carried (8-0)

7. Old Business

- a) State building codes and being recognized by the state: A draft ordinance was passed out to the board members. Mr. Dodge had some concerns with the draft ordinance. After discussion by the board Mr. Singleton made a motion to hold a public hearing on the amendment to the zoning ordinance, seconded by Mr. Bridegroom. Motion carried (8-0) Mr. Ritchie suggested that Mr. Dodge and the tech committee check the draft language and incorporate with our existing ordinance and make changes before the public hearing.
- b) Dale Wallskog , 11612 E. South Ave, Walkerton, unsafe building is now removed.

8. Violations

- a) John Belork, 4435 E. 500 N. Hamlet, constructed a fence to close to the right of way. Mr. Dodge stated that Mr. Lucas told him to go ahead and file an injunction. Mr. Hudgens made a motion for Mr. Dodge to sue Mr. Belork, seconded by Mr. Walters. Motion carried (8-0).
- b) Terry Poznak, 10982 E. Cherokee Rd. Walkerton: Letter was sent to repair and finish roof and keep yard in decent shape. The letter came back unable to forward and taxes have not been paid and is eligible for tax sale. Mr. Estok said that he thinks it just sold on tax sale. The board asked Mrs. Starkey to see if it was sold on tax sale and if so table until Octobers meeting.
- c) Gene T. Dunfee Jr., 7295 S. 450 E. Knox: Constructed a deck without permit. Two letters were sent. Dunfee called after second letter and said he would be in to take care of permit. It has been over a month since the phone call and he has not came in or called. Mr. Bridegroom made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Singleton. Motion carried (8-0)

Mr. Williams shared a letter that was sent to Dr. Marsh, with the board of animal health department, from the commissioners attorney, Mr. Lucas, asking for his assistance with an unlicensed goat slaughterhouse located at 1975 E. S.R. 10, Knox, IN. 46534. Mr. Williams stated that Mr. Dave Singleton and himself sent a letter condemning the dwelling.

With no further business, Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (8-0) Meeting was adjourned at 9:08 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 Wednesday, June 16, 2010.

Pamla J. Starkey
Recording Secretary