

Starke County Plan Commission
Regular Meeting and (5) Five Public Hearings
May 20, 2015

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & citizen member; Bryan Cavender, councilman; Phil Woolery, extension educator; Byron Walters, trustee; Betty Dotlich & Denise Thomas, citizen members; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator & building commissioner; and Pamla J. Starkey, clerk/secretary. There were (6) six visitors present.
- III) Approval of the minutes of the April 15, 2015 meeting
 - ◆ Mr. Chaffins made a motion to approve minutes as written, seconded by Mrs. Dotlich. Motion carried (7-0)
- IV) Public Hearing to consider a property unsafe by Maintaining a Public Nuisance/Open Storage of Junk, located at 8172 N. S.R. 23, Walkerton, IN. 46574. Property owner being Angela J. Fry (not present)
 - ◆ Mr. Estok opened the public hearing.
 - ◆ Mr. Stephenson recommends that we clean up the property.
 - ◆ After discussion by the board and with no comment from the public, Mr. Estok closed the public hearing.
 - ◆ Mrs. Dotlich made a motion to affirm Mr. Stephenson order to clean up the property and give them a (10) ten day notice and administer the (\$700.00) seven hundred dollar administrative fee and a possible civil penalty of up to (\$5000.00) five thousand dollars, seconded by Mrs. Thomas. Motion carried (7-0)
- V) Public Hearing to consider a property unsafe by Maintaining a Public Nuisance/Open Storage of Junk, located at 7734 N. Kickapoo Lane, Walkerton, IN. 46574. Property owner being Dustin Wayne Holland.
 - ◆ Mr. Estok opened the public hearing.
 - ◆ Mr. Stephenson recommends that we clean up the property.
 - ◆ After discussion by the board and no public comment, Mr. Estok closed the public hearing.
 - ◆ Mr. Chaffins made a motion to affirm Mr. Stephenson order to clean up the property and give them a (10) ten day notice and administer the (\$700.00) seven hundred dollar administrative fee and a possible civil penalty of up to (\$5,000.00) five thousand dollars, seconded by Mrs. Dotlich. Motion carried (7-0)
- VI) Public Hearing to consider a property unsafe by Maintaining a Public Nuisance/Inoperable Vehicles and Open Storage of Junk, located at 1775 W. Dawn Dr., North Judson, IN. 46366. Property owners being Alden & Deborah Knowles.
 - ◆ Mr. Stephenson recommends that we clean up the property and have the vehicles removed.
 - ◆ Mr. Estok opened the public hearing.
 - ◆ Mr. Knowles was present and stated that he has had personal issues and it is a rental property. He also stated that he will tell the renter that he needs to clean the property or he will clean it himself and asked for a month to do the clean up. He will do all (3) three properties that are in violation.
 - ◆ Mr. Estok closed the public hearing
 - ◆ After discussion by the board, Mrs. Dotlich made a motion to affirm Mr. Stephenson's order to clean up the property and give (30) thirty days to get all (3) three properties cleaned up and administer the (\$700.00) seven hundred dollar administrative fee on this property only and a

possible civil penalty of up to (\$5,000.00) five thousand dollars if not finished within the (30) thirty days, seconded by Mr. Chaffins. Motion carried (7-0)

VII) Public Hearing to consider a property unsafe by Maintaining a Public Nuisance/Inoperable Vehicles and Open Storage of Junk, located at 2620 W. Julia Dr., North Judson, IN. 46366. Property owner being Dustin Taulbee.

- ◆ Mr. Estok opened the public hearing.
- ◆ Mr. Stephenson originally recommended that we clean up the property and have the vehicles removed. Mr. Stephenson also explained that the cleanup has already been started.
- ◆ Mr. Taulbee was present and explained what all he has done and only has one unlicensed vehicle left.
- ◆ After discussion by the board, Mrs. Dotlich made a motion to affirm Mr. Stephenson's order to clean up the property and give (30) thirty days to finish the cleanup and if complies within (30) thirty days the (\$700.00) seven hundred dollar administrative fee and the civil penalty of up to (\$5,000.00) five thousand dollars may be waived, seconded by Mr. Walters. Motion carried (7-0)

VIII) Public Hearing to consider an amendment to the Code of the County of Starke dated 1991 by adding an Ordinance of Emergency Actions to Seal Buildings.

- ◆ Mr. Estok opened the public hearing.
- ◆ After discussion by the board, Mrs. Dotlich made a motion to approve and send to the commissioners with a favorable recommendation, seconded by Mr. Cavender. Motion carried (7-0)

IX) Old Business

- ◆ Requirements for building permit applications
 - Mrs. Dotlich is still working on getting information regarding these requirements.
- ◆ Amendment to the Building Ordinance (section 22)
 - Mr. Stephenson stated that he does not agree with adding the new section. He already inspects all of that and the information does not need to be on the permits, and we also do not have the software or money to get the software.
 - Mrs. Dotlich asked if putting a placard on the dwelling would be helpful, and also stated that Rick Meekers, with the fire department was in favor of it.
 - Mr. Stephenson said no, that it would not be feasible to place a placard on the structure.
 - Mr. Estok agrees with Mr. Stephenson and from now on information like this needs to go directly to Mr. Stephenson before being brought to a meeting.
 - Mr. Estok asked for a motion, due to no response the Amendment to the Building Ordinance (section 22) dies.
- ◆ Rules of Procedure
 - Mr. Bedrock will get the amendments together and will continued to review until next month.

X) New and Old Violations (copies are attached to original minutes)

- ◆ Mr. Stephenson read the violations
 - Steve Ayala, 9815 W. San Pierre Rd, send another letter.
 - Patrick & Jennifer McKee, on 421 in San Pierre, he was going to come to the meeting but couldn't make it, but is working on property.
 - Stonecrest Income, 102 S Webster St, will get ready for a public hearing.
 - Ronald Trusty, 1980 W. 200 S, North Judson. Mr. Stephenson will go talk to him.
 - Mrs. Dotlich asked about Mr. Gerrard, Mr. Stephenson stated that he has built an addition onto his building, still needs to remove the trailers. Mrs. Dotlich stated that he needs to be put back on the list until he is done.

- Mrs Dotlich also asked about Michael Woytznec on Airstream and how is he able to repair it. Mr. Stephenson stated that he came in and applied for a permit to repair and believes that it can be repaired.

XI) Tech Committee

- ◆ Tech Committee did not meet.

XII) End of the month reports

- ◆ Board reviewed reports

Mrs. Starkey asked if she needs to have a search done on the properties involved in public nuisance. Mr. Bedrock said yes.

Mr. Dotlich thanked Mr. Bedrock and the board because their situation has been resolved and make sure it is clear that these are illegal structures (commercial structures) and not to be used for dwellings.

Mrs. Dotlich clarified that Mr. Dotlich means that the judge said the structure would have to go back to the factory for conversion and get a plate just like a manufactured home before a permit could be given.

With no further business, Mrs. Dotlich made a motion to adjourn the meeting, seconded by Mr. Chaffins. Motion carried (7-0)

The next scheduled meeting will be held on Wednesday June 17, 2015 at 5:30 p.m.

Unless stated otherwise, all Plan Commission meetings will be held on the third Wednesday of every month at 5:30 p.m. with the Board of Zoning Appeal meeting on the same night at 7:00 p.m.

Pamla J. Starkey
Clerk/secretary