

Starke County Planning Commission
Regular Meeting
August 21, 2013

I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary & citizen member; Roger Chaffins, trustee; Chad Rushing, extension educator; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; Terry Stephenson, administrator/building commissioner; and Pamla J. Starkey, recording secretary. There were (6) visitors present.

II) Approval of the minutes of the July 17, 2013 meeting: Mrs. Cultice made a motion to approve the minutes as written, seconded by Mr. Chaffins. Motion carried (6-0)

Mrs. Cultice made a motion to move New Business, the preliminary hearing for Almero subdivision, before New & Old Violations, seconded by Mr. White. Motion carried (6-0)

III) New Business

- ◆ Preliminary Hearing for a subdivision named Almero, consisting of (10) ten lots in section 6 of North Bend Township. Property owners being, Robert & Madalyn Michels
 - Mr. Cramer with Progressive Engineering was present to discuss the plans.
 - Mr. Cramer stated that he already contacted the Bass Lake Sewer District they will need to install new sewers
 - They will not have access to Boa Shores Park
 - Mr. Cramer stated that they will be ready for a public hearing next month.
 - After discussion, Mr. White made a motion to set the Almero Subdivision for a public hearing next month, seconded by Mrs. Cultice. Motion carried (6-0)

IV) New & Old Violations

- ◆ Sophie Genslinger, 9940 E. US 30, Grovertown, unsafe building: Mr. Kenyeri told Mr. Stephenson that he has contacted a contractor to demolish the structure.
- ◆ George Dumitru, 11915 E. 150 S. Culver, semi van trailers without permits: Letters were sent.
 - After discussion, Mrs. Cultice made a motion for Mr. Bedrock to write a letter with authority to sue, seconded by Mrs. Dotlich. Motion carried (6-0)
- ◆ David & James Kelly, 10900 E. 700 N. Walkerton, unsafe building and possibly two dwellings on one parcel.
 - Mr. Stephenson stated that he went to the property but could not see anything because of the foliage.
 - Mr. Rushing made a motion to table this violation until fall or is able to see the violation more clearly, seconded by Mr. White. Motion carried (6-0)
- ◆ William Allen et al, property is located on the NE corner of Holstine St. & Range Rd.
 - Mr. Stephenson let the board know that the cleanup is almost completed.
- ◆ Harold Awald & Bonnie Case, 10425 E. 400 N. Grovertown
 - Mr. Awald called and stated that he is working on the removal of vehicles and cleaning the property.
- ◆ Dennis Guard, 7835 N. Tecumseh Rd. Walkerton
 - Mr. Stephenson stated that he looked at the property and agrees with Mr. Williams findings on 12/6/2011 that the building is structurally sound and we do not have an ordinance on grass height.
- ◆ John Knight, 11056 E Iroquois Rd Walkerton
 - Mr. Bedrock stated that he filed a complaint with the courts on the John Knight Estate with Kelly Knight and she was served on August 6, 2013.

- Shawn & Brenda Markin spoke about the Knight property.
- ◆ Michael & Sylvia Vician, 4715 E. Toto Rd. Knox
 - Mr. Bedrock stated that he has filed a complaint with the court. Also received a letter from the Vicians stating that they are going to contact a contractor to remove the structure.
- ◆ Concepcion Zavala, 4295 N. 700 E., Hamlet
 - Mr. Bedrock stated that he sent a letter to Mr. David Geisler
 - Mrs. Dotlich stated that it is listed for sale with Caldwell Banker
- ◆ Lynda & Anna Kolasa, 11475 E. S.R. 8, Culver
 - Mr. Stephenson stated that the mortgage company, Wells Fargo, called and would like to remove the barn and remodel the dwelling.
 - Mr. Stephenson suggested that he make an appointment with the mortgage company to look at the dwelling to make sure they still want to remodel, the board agreed.
- ◆ Mr. Armstead asked about the property located on 1100 E. north of Old 30 on the west side of the road. He stated that there are two trailers on the property and the property is still a mess.
 - Mrs. Dotlich stated that would be Keith Gerrard's property
 - Mr. Stephenson stated that he viewed the property from the road and it didn't look bad and didn't see the trailers but will check again.

V) New Business Continued

- ◆ Manufactured Home Installers and Manufactured Home Ordinance
 - Mrs. Dotlich requested that board members have copies of emails that she and the Indiana Professional Licensing Agency had been sending to each other.
 - Mr. Bedrock stated that the statutes are pretty confusing and doesn't think that used singlewide homes need a licensed installer but does agree that new manufactured homes will have a licensed installer.
 - Mrs. Dotlich stated that this was brought up because according to our ordinance all manufactured homes are to be installed by a licensed installer and the plan commission office has not enforced that ordinance in the past.
 - After discussion by the board Mr. White made a motion to table until next month, seconded by Mrs. Cultice. Motion carried (6-0)
- ◆ Fee Schedule
 - Mr. White made a motion to table the discussion on the fee schedule until next month, seconded by Mr. Chaffins. Motion carried (6-0)
 - Mr. White made a motion to set the Fee Schedule for a public hearing next month, Mr. Rushing would like more information before setting a public hearing, other board members agree, motion dies due to the lack of a second.

VI) Old Business

- ◆ Appointment of Advisory Member to the City Plan Commission
 - Mr. Rushing made a motion to table until next month since Mr. Estok had the information and was not present, motion dies due to the lack of a second.
 - After more discussion, Mr. Rushing again made a motion to table until next month, seconded by Mrs. Cultice. Motion carried (6-0)
- ◆ Mr. Rushing made a motion to have the Tech Committee review the commercial fees of surrounding counties, seconded by Mr. Chaffins. Motion carried (6-0)
- ◆ Review of Nonconforming Use Ordinance
 - Mr. Bedrock stated that he thinks there is too much language in the descriptions
 - Mr. Chaffins made a motion to set the Nonconforming Use Ordinance for public hearing next month, seconded by Mrs. Dotlich. Motion carried (6-0)

VII) Tech Committee Report

- Mrs. Dotlich gave a report of what was discussed and also stated that a time and date for the next tech committee meeting has not been set as of yet.

VIII) End of the Month Reports

- Mr. Ritchie read the report to the board

With other business, Mr. White made a motion to adjourn the meeting, seconded by Mrs. Cultice. Motion carried. The next scheduled meeting will be held on September 18, 2013 at 6:30 p.m.

Pamla J. Starkey
Clerk/secretary