

Starke County Planning Commission  
Regular Meeting  
September 16, 2009

Attendance: Butch Ritchie, president & citizen member; Lee Nagai, vice president & citizen member; Daniel Bridegroom, commissioner; Judy Benninghoff; council person; Dennis Estok; surveyor; Byron Walters; trustee; Jack Hudgens & Richard Singleton, citizen members; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator & inspector, & Pamela J. Starkey, secretary. There was (1) one visitor present.

1. Approval of the minutes of the August 19, 2009 regular meeting: Mrs. Benninghoff made a motion to approve minutes as written, seconded by Mr. Singleton. Motion carried (8-0)
2. New Business
  - a) Monthly Reports: Mr. Williams read the reports to the board.
3. Old Business
  - a) Manufactured Housing Ordinance: Mr. Nagai gave a report of the commissioners meeting. A copy of the minutes was given to the board. Mr. Nagai stated that the commissioners approved as submitted other than excluding the fee for the conditional use and changes may be made if needed. Mr. Hudgens will get Mr. Williams the information he needs for HUD homes. Mr. Singleton questioned who is going to inspect the older mobile homes. It was stated that Mr. Williams and the Board of Zoning Appeal Members will police them. Mr. Bridegroom stated that he would like counsel to make the final draft for the commissioners to sign and the board to review before the commissioners sign to make sure that it is what everyone agreed on.
    - b) Discussion on the spread sheets: Mr. Ritchie presented some modifications that he made on the spread sheets. It was discussed on how much should be funded by fees and how much should be funded by the county. After a long discussion, Mr. Nagai made a motion to set a goal of paying (70%) seventy percent of our soft costs through the permit fee structure in perpetuity. Motion dies for a lack of second. Mr. Hudgens made a motion to revert fees back to what they were previously and to cover our soft cost of the budget (70%) seventy percent for 2009, (80%) eighty percent for 2010, seconded by Mr. Nagai. Motion dies (2-6) Mr. Ritchie, Mr. Bridegroom, Mr. Walters, Mrs. Benninghoff, Mr. Singleton, and Mr. Estok against. After more discussion by the board, Mrs. Benninghoff made a motion to attempt to fund (80%) eighty percent of our soft cost of the budget for 2010, (90%) ninety percent for 2011, and (100%) one hundred percent for 2012 with current fee schedule as is, not to exceed (100%) one hundred percent of the total soft cost of the budget through adjusted fee structure, seconded by Mr. Bridegroom. Motion carried (5-3) Mr. Singleton, Mr. Nagai & Mr. Hudgens against.

The board would like Mr. Williams and Mrs. Starkey to keep up the spreadsheets.

Mr. Williams gave a report on Mr. Yokovich, he is cleaning up slowly. Mr. Hudgens asked if Mr. Williams has done anything with the house on SR 23. Mr. Williams stated that he is working on a couple of other homes that are much worse.

Mr. Nagai wanted to go back to new business to discuss CAFO'S, since we are finished with the other ordinances. He was informed that we still need to work on the Dog Kennel ordinance as it was

postponed until we finished the Manufactured Housing and Unsafe Building Ordinances. After discussion it was decided to have the board review the Dog Kennel Ordinance and discuss next month. Mrs. Starkey passed out what was originally proposed. Mr. Nagai would like the board to review the CAFO ordinance as well and passed out packets which included CAFO ordinances for LaPorte and Marshall County and a Model CAFO ordinance language prepared by the Indiana Land Resource Council. Mr. Nagai stated that it needs to be done so that the Board of Zoning Appeal Board can be more consistent with their decisions.

Mr. Nagai made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried. (8-0)

This meeting was taped and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be October 21, 2009 at 6:30 p.m.

Pamla J. Starkey  
Recording Secretary