

Starke County Plan Commission
Regular Meeting and 2 Public Hearings
October 21, 2015

- I) Pledge of Allegiance
- II) Roll Call: Roger Chaffins, vice president and citizen member; Kathy Norem, commissioner; Bryan Cavender, councilman; Phil Woolery, extension educator; Byron Walters, trustee; Betty Dotlich, Jeff Fosler, and Denise Thomas, citizen members, Mary Jane Bendt, city representative; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, secretary/clerk. There were (2) two visitors present.
- III) Approval of the minutes of the September 16, 2015 meeting and public hearing.
 - ◆ Mrs. Norem made a motion to approve minutes as written, seconded by Mr. Cavender. Motion carried (8-0)
- IV) Public Hearing to consider a singlewide manufactured home unsafe and clean up of a property located at 5201 S. 275 W. North Judson, IN. 46366, owned by Alden & Debbie Knowles, legal description of S15 T32 R3, Oak Grove Trlr #2, Lot 5 Block B, State parcel 75-09-15-101-042.000-013.
 - ◆ Mr. Stephenson stated that he delivered the notice in person and Mr. Knowles came in the office and wants to demo and clean up and picked up a list of contractors for demos. Mr. Stephenson also asked him about the property on Dawn Drive that we had a hearing on and nothing has been done. Mr. Knowles would like the county to clean that property up. Mr. Stephenson told him that it would cost him at least the price for the dumpsters and the cost of the sheriff's department to clean up. If Knowles do not pay for clean up the county will put the costs on his taxes.
 - ◆ Mr. Chaffins opened the public hearing.
 - ◆ Mr. & Mrs. Knowles were not present and with no comment from the public, Mr. Chaffins closed the public hearing.
 - ◆ After discussion by the board, Mrs. Dotlich made a motion to affirm the order that the building inspector has found the singlewide manufactured home needs to be demolished and premises cleared of any debris and property made safe, pay the administrative fee of (\$700.00) seven hundred dollars, give (15) fifteen days to get a signed document quoting a bid from a contractor to remove structure and file in the Plan Commission office and another (15) fifteen days , (Terry's discretion as how long for contractor) to remove the unsafe structure, and impose the civil penalty of (\$5,000.00) if not finished within (30) thirty days, if not done within the (30) thirty days the county will go in and remove the structure, seconded by Mr. Woolery. Motion carried (8-0)
- V) Public Hearing to consider a singlewide manufactured home unsafe and clean up of a property located at 5217 S. 275 W., North Judson, IN. 46366, owned by Alden & Debbie Knowles, legal description of S15 T32 R3, Oak Grove Trlr #2 Lot 8 Block B, State ID #75-09-15-101-045.000-013.
 - ◆ Mr. Stephenson stated that he delivered the notice in person and Mr. Knowles came in the office and wants to demo and clean up and picked up a list of contractors for demos
 - ◆ Mr. Chaffins opened the public hearing.
 - ◆ Mr. & Mrs. Knowles were not present and with no comment from the public, Mr. Chaffins closed the public hearing.
 - ◆ After discussion by the board, Mr. Fosler made a motion to affirm the order that the building inspector has found the singlewide manufactured home needs to be demolished and premises cleared of any debris and property made safe, pay the administrative fee of (\$700.00) seven hundred dollars, give (15) fifteen days to get a signed document quoting a bid from a contractor

to remove structure and file in the Plan Commission office and another (15) fifteen days , (Terry's discretion as how long for contractor) to remove the unsafe structure, and impose the civil penalty of (\$5,000.00) if not finished within (30) thirty days, if not done within the (30) thirty days the county will go in and remove the structure, seconded by Mrs. Dotlich. Motion carried (8-0)

VI) New Business

- ◆ Bid to clean up Ms. La Vonda Williams
 - Mr. Bedrock opened and read the (2) two bids that were received to the board
 - JD Excavating LLC bid \$5,000.00
 - Dirt Works Excavating & Ag Drainage bid \$7,500.00
 - After discussion by the board Mrs. Norem made a motion to accept JD Excavating LLC's bid for \$5,000.00, seconded by Mr. Fosler. Motion carried (8-0)
- ◆ Fees For CAFO's
 - After discussion by the board, Mrs. Norem made a motion to a public hearing next month to set a fee of \$250.00 per CAFO structure, seconded by Mr. Cavender. Motion carried (7-1) Mr. Walters against.
- ◆ Performance Bond
 - Mr. Stephenson explained to the board that we need something in place to help the property owner if a contractor takes their money and does not do the work.
 - After discussion, the board decided that we ask for written complaints and we can show the applicant their file.

VII) Old Business

- ◆ Starke County Public Nuisance & Unsafe Building Ordinance
 - After discussion by the board Mrs. Norem made a motion to set for a public hearing with a few corrections made, seconded by Mr. Fosler. Motion carried (7-1) Mr. Walters against.

VIII) New & Old Violations

- ◆ Mr. Stephenson read the violations to the board (copy with original minutes)

IX) End of the month report were given

With no further business Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (8-0)

The next scheduled meeting will be held on Wednesday November 18, 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