

Starke County Plan Commission
Regular Meeting and 2 Public Hearings
November 13, 2019

- ❖ Pledge of Allegiance
- ❖ Roll Call: Roger Chaffins, president & trustee; Bill Crase, vice president & surveyor; Bryan Cavender, Commissioner; Howard Bailey, councilman (absent); Phil Woolery, extension educator (absent); Donald Binkley, Todd Lawrence (late), Denise Cultice, and Todd Jackson, citizen members; John Wilson, city representative (absent); Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk/secretary. There were (5) five visitors present.
- ❖ Approval of the minutes of the October 14, 2019 meeting: Mr. Cavender made a motion to approve minutes as written, seconded by Ms. Cultice. Motion carried (6-0)
- ❖ Public Hearing-Pursuant to the laws of the State of Indiana contained in I.C.36-7-9, the Starke County Planning Commission Administrator hereby orders that the building located at 8029 N Tecumseh Rd Walkerton IN 46574, owned by Melvin Zeiters Jr, Legal description of S2 T34 R1 Oaks Lots 19 & E ½ L 20 Block 7, State ID #75-03-02-404-133.000-009 must be removed and premises cleared of debris.
 - Mr. Chaffins opened the public hearing
 - Mr. Bedrock stated that Mr. Zeiters purchased the property on tax sale and had the property sold and the new owners were going to tear the structure down but not all of the interested parties were properly notified so the sale is not a valid sale and that the judge should never have issued a deed.
 - Mr. Zeiters stated that he was under the understanding that all liens should have been cleared when he purchased the property and the United Tax Service are the ones that didn't get everything done as it should have been.
 - Mr. Chaffins closed the public hearing
 - After discussion by the board, Ms. Cultice made the motion for Mr. Zeiters to have the property repaired or demolished by January 13, 2020, or the plan commission will demolish at the property owners expense along with fines, seconded by Mr. Cavender and Mr. Binkley. Motion carried (7-0)
- ❖ Public Hearing to consider approval of the Starke County Comprehensive Plan
 - Mr. Chaffins opened the public hearing
 - Ms. Lauren Wahl was present and gave a quick summary of the comprehensive plan to the board.
 - After discussion by the board and Ms. Wahl, Mr. Crase made a motion to continue the public hearing at our next meeting on Monday, January 13, 2020, seconded by Mr. Cavender. Motion carried (7-0)
- ❖ New and Old Business
 - Liberty Power/Solar & Wind Powered Energy
 - Mr. Brett Manzara from Canada gave a presentation what their company does regarding wind and solar energy and would like to set up a meeting with the public before the end of the year.
- ❖ New and Old Violation
 - Mr. Bedrock explained that the Sunderland case is on hold because Mr. Nokes is in the process of suing her.
 - Mr. Crase asked why that would have anything to do with our suit because we are suing her not him.

- Mr. Bedrock stated that is not how it works and he will ask the judge.
- Mr. Stephenson asked Mr. Bedrock how we can make people record the deeds so that we can go after the right people.
 - After a lot of discussion Mr. Bedrock stated that he doesn't know how we can do that.
- ❖ Back to Old Business
 - Public Nuisance Ordinance
 - Mrs. Starkey stated that the ordinance is as close as we are going to get to what we want.
 - After discussion by the board, Mr. Cavender made a motion to approve the Public Nuisance Ordinance as written, seconded by Mr. Binkley. Motion Carried (7-0)
- ❖ NO DECEMBER MEETING
- ❖ Board will look over the end of the year reports

With no further business, Ms. Cultice made a motion to adjourn the meeting seconded by Mr. Cavender & Mr. Binkley. Motion carried (7-0)

This meeting was recorded and will be on file in the Starke County Plan Commission Office. The next scheduled meeting will be held on Monday, January 13, 2020 at 5:30 p.m.

Unless stated otherwise all Plan Commission meetings will be held on the second Monday of every month at 5:30 p.m. with the Board of Zoning Appeal meeting on the same night the latter of 6:30 p.m. or the conclusion of the Plan Commission meeting.

Pamla J. Starkey
Clerk/Secretary