

Starke County Planning Commission  
Regular Meeting and Continued Public Hearing  
January 16, 2013

Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary & citizen member; Freddie Baker, councilman; Roger Chaffins, (late) trustee; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; Bruce Williams, administrator/building commissioner; and Pamla Starkey, clerk/secretary. There were (3) three visitors present.

I) Appointments:

- ◆ President: Mr. White made a motion to nominate Mr. Ritchie for president, seconded by Mrs. Cultice, with no further nominations, motions carried (5-0)
- ◆ Vice President: Mrs. Cultice made a motion to nominate Mr. White for vice president, seconded by Mr. Baker, with no further nominations, motion carried (5-0)
- ◆ Executive Secretary: Mr. White made a motion to nominate Mrs. Cultice for executive secretary, seconded by Mrs. Dotlich, with no further nominations, motion carried (5-0)
- ◆ Starke County Development Foundation Board: Mr. White made a motion to nominate Mr. Estok to the Starke County Development Foundation Board, seconded by Mr. Baker, with no further nominations, motion carried (5-0)
- ◆ Plan Commission Counsel: Mr. White made a motion to nominate Mr. Bedrock for commission counsel, seconded by Mr. Baker with no further nominations, motion carried (5-0)
- ◆ Administrator/Building commissioner: Mr. White made a motion to nominate Mr. Williams, seconded by Mrs. Cultice, with no further nominations, motion carried (5-0 and 1 abstained being Mrs. Dotlich)
- ◆ Clerk/Secretary: Mrs. Cultice made a motion to nominate Mrs. Starkey as clerk/secretary, seconded by Mr. Baker, with no further nominations, motion carried (6-0)
- ◆ Tech Committee: Mrs. Dotlich made a motion to nominate Mrs. Norem, Mrs. Dotlich, Mr. Esok, and Mr. Chaffins, seconded by Mr. Baker, with no further nominations, motion carried (6-0)

II) Approval or the minutes of the November 14, 2012 meeting and public hearing:

- Mr. White made a motion to approve minutes as written, seconded by Mrs. Cultice. Motion carried (6-0)

III) Continued Public Hearing to consider an Unsafe Building located at 6835 E. S.R. 10 Knox, IN. 46534, property owner being Bruno Bujwid:

- Mr. Ritchie brought the board up to date with what was discussed in November.
- Carl & Tina Rudd Were present to explain what they have done with the property so far, they also brought in pictures of what was done so far and the purchase agreement that is contingent on the sale of their property. Mr. & Mrs. Rudd stated that they would eventually like to have a bed & breakfast, a restaurant and maybe a horse stable.

- Dennis Mc Cray is concerned what the board will make them do as far as improvements. Mr. Ritchie stated that they will have to either remove the buildings or make them habitable.
- After discussion by the board, Mr. White made a motion to continue the public hearing until February meeting and bring in a signed agreement on their property, seconded by Mr. Baker. Motion carried (6-0)

#### IV) New Business

- ◆ Mr. White asked the board and boards counsel if there is a conflict of interest with Mrs. Dotlich being on the board as she has a lawsuit against the Starke County Board of Zoning Appeal. Mr. Bedrock stated that he will have to meet with the Starke County Commissioners counsel, Mr. Lucas, as they are the board that appointed her to the planning commission board. Mrs. Dotlich stated that she did ask her attorney if it would be a conflict and she was told that the BZA and the plan commission are two different boards and anything that would be discussed concerning the lawsuit with the BZA, she would abstain. Mr. Bedrock is to talk with Mr. Lucas regarding this matter.
- Mr. White also brought the minutes from the Starke County Commissioners meeting in December to the attention of the board and asked Mrs. Dotlich to explain the comment that she made at that meeting. Her reply was that was the way it was said to her.
- ◆ John Belork: Mr. Williams let the board know that we lost the case with Mr. Belork.
- ◆ Recreational Vehicles:
  - Mr. Williams let the board know that he checked on the EZ Camp Grounds and there are several people living in the recreational vehicles. He read our ordinance to the board and stated that the way our ordinance is worded, it is hard to enforce it. Mr. Williams reminded the board that he made a recreational vehicle ordinance last year and nothing was ever done with it.
  - Mr. Baker asked Mr. Williams to make a list of 4 or 5 ordinances to work on for 2013.

#### V) Old Business

- ◆ Re codification of the ordinance
  - Mr. Dodge has our part done. Mr. Williams let the board know that if we have sections of the ordinance that we want changed, we should do it now otherwise we will have to hold public hearings for each and every one of them that we want to amend, delete, or add.
- ◆ C & C Salvage
  - He is still in violation. His attorney was to send us a letter and we never heard from him. Mr. Dodge told him to apply for a variance to expand.
- ◆ American Oak
  - American Oak not received their storm water runoff permit and IDEM is not happy with them. It was decided to table the permit fee as the fees have not been determined to date.
- ◆ Fee Schedule
  - The tech committee never came to a decision on the commercial fees. After much discussion by the board, Mr. White made a motion to adopt the revised fee schedule as

submitted, after discussion motion was seconded by Mrs. Dotlich. Motion not carried due to not having the majority of the board in favor (4-2) Mr. Ritchie & Mr. Baker against.

- After more discussion by the board Mr. White made a motion to hold a public hearing to revise the fee schedule using the Building Valuation Data (BVD), seconded by Mr. Baker. Motion carried (6-0)

#### VI) Old & New Violations

- ◆ Darell Keiper, Unsafe Building located at 7651 N. Kickapoo Lane, Walkerton.
  - Mrs. Dotlich stated that she saw his name on the tax sale. We attached the condemnation letter to the deed.
- ◆ Lynda & Ann Kolasa, Unsafe Building located at 11440 E. S.R. 8, Culver.
  - On June 4, 2012 the Court ordered them to have building down by December 4, 2012. The building is still standing.
  - Mr. White made a motion to take them back to court to have the court enforce their findings, seconded by Mrs. Cultice. Motion carried (6-0)
- ◆ Concepcion Zavala, Unsafe Building located north of 4295 N. 700 E. Hamlet
  - Mr. Bedrock stated that she is deceased and property is in an estate.
  - Mrs. Cultice made a motion to take to court and file an injunction on the property, seconded by Mrs. Dotlich. Motion carried (6-0)
- ◆ Michael & Sylvia Vician, Unsafe Building located at 4715 E. Toto Rd. Knox
  - Mr. Williams stated that nothing has been done
  - Mrs. Cultice made a motion to take to court and file an injunction, seconded by Mr. Baker. Motion carried (6-0)
- ◆ Michael & Jennifer Thomas, Mobile home not finished at 5182 S. Wesley Street, North Judson. Permit has expired, two letters were sent with no response.
  - Mr. White made a motion for Mr. Bedrock to write a letter with authority to sue, seconded by Mr. Baker. Motion carried (6-0)

VII) End of the 2012 year reports were given to the board members and discussed.

With no further business, Mr. Baker made a motion to adjourn the meeting, seconded by Mrs. Cultice. Motion carried (6-0). The next scheduled meeting will be held Wednesday, February 20, 2013 at 6:30 p.m.

Pamla J. Starkey  
Clerk/secretary