

Starke County Plan Commission
Regular Meeting & 2 Public Hearings
February 21, 2018

- ❖ Pledge of Allegiance
- ❖ Roll Call: Roger Chaffins, president & citizen member; Bill Crase, vice president & surveyor; Donald Binkley, commissioner; Bryan Cavender, councilman; Byron Walters, trustee; Donald White & Denise Cultice, citizen members; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner and Pamla J. Starkey, clerk/secretary. There were 5 visitors present.
- ❖ Approval of the minutes of January 17, 2018 meeting
 - Mr. White made a motion to approve the minutes as written, seconded by Ms. Cultice. Motion carried (7-0)
- ❖ Public Hearing to consider an Unsafe structure located at 0020 E. 800 S., North Judson, IN. 46366. Legal Description S30 T32 R2, Pt SW Cor W ½ SW 2.35 Acres. Owners being Edward P & Lynn Wellsand
 - Ms. Regina Howard was present to explain that she is in the process of purchasing the property as it was her old homestead and plans to start the repair to the structure within six months and plans to eventually live in the dwelling.
 - After discussion by the board, Mr. Crase made a motion to allow Ms. Howard to purchase the property, start the repair within the six months, and pay the (\$700.00) seven hundred dollar administrative fee on completion of purchase and to also keep Ms. Starkey informed every (60) sixty days of the progress and continue the public hearing, seconded by Mr. Binkley. Motion carried (7-0)
- ❖ Public Hearing to consider approval of an amendment to the Code of the County of Starke dated 1991, 6-12-3-2-3 Manufactured Housing Applicability.
 - Mr. Stephenson explained that he believes when the original ordinance was passed we did not have a building inspector to do the inspections to make sure the manufactured home was set correctly.
 - After discussion by the board, Mr. White made a motion to approve the amendments as presented and send to the Starke County Commissioners with a favorable recommendation, seconded by Ms. Cultice. Motion carried (7-0)
- ❖ New and Old Business
 - RV Ordinance
 - Ms. Starkey stated that we need to change the wording to section 6-12-3-2-8 (G)
 - Mr. Bedrock suggest to change it to “Must get approval from the planning commission administrator before using for a temporary use with a visible expiration date posted”
 - After discussion by the board it was decided to set the RV ordinance for a public hearing next month.
 - Code Enforcement Officer
 - Mr. Chaffins stated that we have (4) four applicants so far.
 - Board decided to keep taking applications until next meeting
 - Mr. Bedrock will check with Mr. Lucas as to who is responsible for hiring the code enforcement officer.
- ❖ New and Old Violations
 - Jon & Christine Yokovich, San Pierre properties

- Mr. Yokovich spoke on behalf of himself and his mother, Christine, letting the board know that he would like a chance to repair the structure instead of demolishing it. He also passed out pictures of their plans
- Mr. Stephenson let the board know that he would like to request a report from a structural engineer before they proceed with construction.
- After more discussion the board requested that Mr. Yokovich bring in a structural engineers report next month as the public hearings are scheduled to be continued.
- Michael & Barbara McEachern, 101 N. Broadway St., San Pierre, IN. 46374
 - Mr. Stephenson stated that Mr. Wappel is willing to tear it down for the concrete and that we were waiting on Mr. Lucas to let us know if the county can take the property. He also asked if Mr. McEachern could sign it over to Mr. Wappel
 - Mr. Binkley stated that if it is not county property the county will not help tear it down.
 - Mr. Wappel stated that he is willing to tear it down for the riprap but thinks that the county should be willing to haul the riprap to his property and make sure there is not any asbestos.
 - Mr. Bedrock stated that he thinks the property should be in the counties name until the structure is demolished then deed it to Mr. Wappel. He also stated that he will talk to Mr. Lucas to see if the county can take over the property.
 - Mr. Wappel spoke about 3 major eyesores in San Pierre that he would like to see cleaned up. He has talked to many people about the structures and is interested in demolishing the bank building as long as it gets tested for asbestos.
 - Mr. Bedrock stated that he will talk to Mr. Lucas on who is to hire the code enforcer and also what needs to be done with the bank property in San Pierre.
- Melvin Zeiters Jr. East of Birch St on 900 S. Monterey
 - Mr. Stephenson stated that he talked to Mr. Zeiters and gave him (30) thirty days to get started on the cleanup.
- Leslie & Goldie Kroft, 2900 S. Hilltop Dr., Knox
 - Mr. Stephenson stated that nothing has been done and we have been dealing with them way to long. Two orders have been sent.
 - After discussion by the board, Mr. Crase made a motion to affirm Mr. Stephenson's order, seconded by Mr. Binkley. Motion carried (7-0)
 - Mr. Stephenson would like to go out and explain to them what is going to be done.
- Mitchell/Humes
 - Mr. Stephenson just wanted the board to know what is going on with the property. Mr. Humes did work on the property and had some code violations which the bond would have taken care of. However, the home owner had someone else repair the violations and did not give Mr. Humes a chance to repair them himself so the bond company will not pay.
- ❖ Public Comments
 - Mr. White asked if anyone has asked Rick about hauling the riffraff. Mr. Stephenson stated that he thought Rick was asked if he would haul it and he said no. Mr. Binkley stated that he will talk to Rick about it, but the property would have to belong to the county in order to do the cleanup.
- ❖ End of the month reports
 - Board members will review on their own

With no further business, Ms. Cultice made a motion to adjourn the meeting, seconded by Mr. Crase. 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 March 21, 2018 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 the latter of 6:30 p.m. or the conclusion of the Plan Commission meeting.

Pamla J. Starkey
Clerk/Secretary