

Starke County Planning Commission
Regular Meeting
March 19, 2014

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & trustee; Kathy Norem, commissioner; Bryan Cavender, councilman; Chad Rushing, extension educator; Betty Dotlich & Jeff Fosler, citizen members; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamela J. Starkey, clerk/secretary. There were (4) four visitors present.
- III) Approval of the minutes of the February 19, 2014 minutes:
 - ◆ Mrs. Norem made a motion to approve minutes as written, seconded by Mr. Chaffins. Motion carried (7-0)
- IV) New and Old Business
 - ◆ Establishment of an Unsafe Building Fund
 - Mr. Estok explained to the board that we need to establish an unsafe building fund and to do that the board will have to put it in a motion.
 - After discussion Mrs. Norem made a motion to establish an Unsafe Building Fund, seconded by Mrs. Dotlich. Motion carried (7-0)
 - Mr. Estok instructed Mrs. Starkey to give the Auditor a copy of the minutes as soon as they are done.
 - ◆ Flood Plain Ordinance
 - Mr. Estok explained that the state requested that there be amendments made on the ordinance and we will hold a public hearing next month.
 - ◆ Manufactured Housing Ordinance
 - Mr. Estok let the board know that the commissioners did not approve the amendment to the Manufactured Housing Ordinance.
 - Mrs. Norem explained that Mr. Lucas, County Commissioner's counsel, gave a written statement that it is a State Statute and that we will have to follow that.
 - After discussion, Mr. Estok stated that the Tech Committee can look into fines if ordinance is not followed by the applicant.
 - Mrs. Dotlich stated that she will check with La Porte County to see what they do if the ordinance is not followed.
 - Mr. Chaffins stated that we should have the applicant sign the list that is given to them explaining what is needed to place a manufactured home and make a copy to keep with the permit.
- V) New and Old Violations
 - ◆ S.R. Mansfield Well Drilling & Pump Repair Inc
 - Mr. Stephenson stated that (2) letters were sent and they responded by stating that it was just a small job and don't think they need to register.
 - Mr. Chaffins made a motion to send another letter stating that they need to register and pay the (\$500.00) five hundred dollar fine or will be taken to small claims court, seconded by Mrs. Norem. Motion carried (7-0)
 - ◆ Robin Thompson, 3780 E. Debby Dr. Knox:
 - Mr. Bedrock stated that there is a permanent injunction as of 2008 and wants to talk to the judge to see what next step would be.
 - ◆ Mr. Stephenson read a list of violations which will be attached to the minutes.

- ◆ Geraldine Clemons
 - Mr. Bedrock stated that he talked to Mr. Wallsmith, Clemons attorney, and he advised Ms. Clemons not to open an estate. If an Estate was open and the siblings would be owners of the property and since they are not opening an estate the property will stay in the deceased name. The nursing home has a lien on the property.
 - Mr. Estok stated that we need to start enforcing the unsafe building ordinance properly and that KIRPC and the Starke Co. Development Foundation will help us with the writing of the grants
 - After much discussion by the board Mr. Bedrock was asked to look at the ordinance to see if there is any way to speed up the process.

VI) Tech Committee Report

- ◆ Recreational Vehicle Ordinance
 - Mr. Estok stated that the board will review, and bring back recommendations next month.
- ◆ Part time inspector
 - Mr. Stephenson talked to the Mayor and thought it was a good idea for the city and county inspectors to fill in for each other, but needs to talk to the board and their attorney.
 - Mrs. Norem stated that her fellow commissioners were not in favor of that suggestion so we may have to regroup and come up with some alternative options
 - Mr. Estok stated that the tech committee can look over other options.
- ◆ Replacement permits

VII) End of the month reports

- Mr. Stephenson read the reports to the board.

Mr. Armstead questioned what was going on with the property on 1100 E. Mr. Stephenson stated that he will take a trip to the property again and get one of the new letters to him, whether it be an unsafe building or a public nuisance.

Mr. Estok stated that he has a copy of La Porte's unsafe building ordinance and is trying to get a copy of St Joe's ordinance. Mr. Bedrock stated that he will get a copy of the Town of Hamlet's ordinance.

After more discussion, Mr. Estok also stated that the tech committee can look into some of the other unsafe building ordinances.

Mr. Estok closed the meeting to the public.

With no further business, Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Chaffins. Motion carried. (7-0)

The next scheduled meeting will be held on **Wednesday, April 16, 2014 at 5:30 p.m.**

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

