

Starke County Planning Commission
Regular Meeting
April 17, 2013

- I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary; Kathy Norem, commissioner; Dennis Estok, surveyor; Chad Rushing, extension educator; Roger Chaffins, trustee; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; and Pamla J. Starkey, clerk/secretary. There were (7) seven visitors present.
- II) Approval of the minutes of the March 20, 2013 meeting: Mr. White made a motion to accept minutes as written, seconded by Mr. Chaffins. Motion carried (8-0)
- III) Appointment of the new Administrator/Building Commissioner: Mr. Ritchie asked for nominations, Mr. White made a motion to appoint Mr. Terry Stephenson as the administrator/building commissioner, seconded by Mrs. Cultice. Mrs. Norem asked if it is a conflict of interest that Mr. White votes as he is a contractor. Mr. Bedrock read from the statute and stated that he does not believe that is a conflict of interest, as he has been on the board for several years and has not been an issue in the past, with that being said and no other nominations, motion carried (6-2) Mrs. Norem & Mrs. Dotlich against.
- IV) Old Business
 - ◆ Debra Huff, EZ Kamp Grounds, 9415 E. 500 N. Grovertown, IN. 46531: The board asked Ms. Huff to attend this meeting to give an update. Ms. Huff has applied for the permits
 - Ms. Huff stated that she signed papers to sell the campgrounds. She also stated that there are (4) four campers there, and if the campground does not sell by November she will close it.
 - Mrs. Dotlich asked Ms. Huff if the shooting range was on her property and Ms. Huff said that it is not, but one or two of the campers have used it, but do not anymore. The property owner did know that they were using it. Ms. Huff also stated that they are cleaning up as well.
 - Mrs. Dotlich asked which realtor she has the property listed with. Ms. Huff stated she has it listed with Jim Masterson.
 - ◆ Darell Keiper, 7651 N. Kickapoo Lane, Walkerton, IN. 46574
 - Mrs. Starkey let the board know Mr. Chabot with Coldwell Bank stated that Freddie Mac has taken responsibility after the sheriff sale on March 26, 2013 and has done “extensive trash out” and “clean up” on this property” and that they are getting two appraisals.
 - ◆ Zavala, Kolasa, and Vician Properties:
 - Mr. Bedrock stated that Mrs. Zavala passed away and there is not an open estate to pursue. Mr. Bedrock stated that we need to file an action in court.
 - ◆ Kolasa property is still the same and we have already taken them to court. They are in violation of a court order. Mr. Bedrock is to let the judge know that they are in violation.
 - ◆ Vician property is still the same and have not had a response from them
 - Mr. White made a motion to file suit on Michael & Sylvia Vician in court, seconded by Mr. Estok. Motion carried (8-0)
 - ◆ Mr. Bedrock stated that we can file on Zavala when an Estate is open.
 - ◆ American Oak
 - Mr. Bedrock stated that he did talk to Mr. Vorms attorney, Mr. Wallsmith, explaining that they are in several violations that could cost him even more. Mr. Vorm claims that he is paying the state for inspections and doesn’t think he should pay the county as well.

- Mr. Ritchie read the letter that was signed by Mr. Vorm & Mr. Ritchie
- After discussion by the board, Mr. Estok made a motion for Mr. Bedrock to talk to Mr. Wallsmith and let them know that we want them to pay the \$20,000.00, seconded by Mr. White. Motion carried (8-0)
- ♦ C & C Salvage, Mr. Estok asked what the next step is with them. We filed an injunction and he is to pay \$300.00 for every day he is in violation, and the state also filed an injunction.
 - Mr. Bedrock stated that he will look over the order and do what needs to be done.

V) New Business

- ♦ Lynn Seghetti, 1835 W. S.R 10 North Judson/Glenn & Beverly Mc Daniels 2577 Southside Parkway, North Judson: Mc Daniels RV is parked on her property.
 - Mrs. Starkey explained the problem. After discussion by the board it was decided that Ms. Seghetti will need to contact her attorney as we do not have jurisdiction to deal with this type of problem.
- ♦ Airport Ordinance
 - Mrs. Starkey let board know that Mr. Goodrich stated that they are working on updating the Airport Ordinance.
- ♦ Review the Starke County Planning Commission Rules & Procedures, Job descriptions of the administrator/building commissioner and job description of the clerk/secretary
 - Mrs. Dotlich read the tech committees recommendations.
 - After discussion the board decided to review these items and bring back recommendations at the next meeting.
- ♦ Electrical Service
 - Mrs. Starkey explained to the board that we have had approximately (20) twenty calls for reconnection of electric, there currently is not a fee for this and is costing the county to do these and taking time from other items that need to be done.
 - After discussion by the board, Mrs. Dotlich made a motion to hold a public hearing to revise the fee schedule if the state statute allows, seconded by Mr. Estok. Motion carried (8-0)
- ♦ Vacation of Roads & Public ways
 - Mrs. Dotlich wanted to discuss this as it was discussed at a commissioners meeting and wants to clarify who would be in charge of these as she says our ordinance states that the planning commission would be in charge of them.
 - Mr. Bedrock stated that the commissioners have always had control over the roads and public ways, planning commission only approves with a recommendation to the commissioners of a subdivision.
 - Mr. Rushing made a motion to send the part of the subdivision ordinance pertaining to vacation of dedicated roads to the county to the tech committee to rewrite and bring back to the board to discuss and set for a public hearing, seconded by Mr. White. Motion carried (8-0)

VI) End of the Month Reports were read by Mr. Ritchie.

With no further business, Mrs. Cultice made a motion to adjourn the meeting, seconded by Mrs. Dotlich. Motion carried (8-0) The next scheduled meeting will be held on Wednesday May 15, 2013 at 6:30 p.m.

Pamla J. Starkey
Clerk/secretary