

Starke County Plan Commission
Regular Meeting and Two Public Hearings
April 20, 2016

- I) Pledge of Allegiance
- II) Roll Call: Roger Chaffins, president & citizen member; Bryan Cavender, vice president & councilman; Don Binkley, commissioner; Bill Crase, surveyor; Phil Woolery, extension educator; Byron Walters, trustee; Betty Dotlich, Jeff Fosler & Denise Thomas, citizen members; Martin Bedrock, commission counsel; and Pamela J. Starkey, clerk/secretary. There were (16) sixteen visitors present.
- III) Approval of the minutes of the March 16, 2016 meeting
 - ◆ Mr. Cavender made a motion to approve minutes as written, seconded by Mr. Walters. Motion carried (9-0)
- IV) Notice of Public Hearing to consider approval of updating the Starke County Comprehensive Airport Zoning Ordinance:
 - ◆ Mr. Chaffins opened the public hearing
 - Mr. Weaver and Mr. Shillington explained the importance of updating the ordinance.
 - Mr. Dotlich asked if this will be adequate space for the airport to grow.
 - Mr. Weaver stated that the 601 foot expansion will not require any more land
 - ◆ After discussion with the public, Mr. Chaffins closed the public hearing.
 - ◆ After board discussion, Mr. Cavender made a motion to approve the updated Starke County Comprehensive Airport Zoning Ordinance and send to the Starke County Council with a favorable recommendation, seconded by Mr. Walters. Motion carried (9-0)
- V) Notice of Public Hearing to consider approval of an Amendment to the Starke County Ordinance 2009-013/Defining Situations that Constitute a Public Nuisance:
 - ◆ Mr. Chaffins opened the public hearing
 - Mr. Demis stated that he thinks anything that has to do with compromising someone's health or neighborhood should be considered a public nuisance
 - ◆ With no other public comment, Mr. Chaffins closed the public hearing
 - Mrs. Dotlich stated that Mr. Stephenson was concerned with the wording under storage of construction materials, which could be changed to; it is a public nuisance to store lumber or other building materials, construction vehicles, and/or construction equipment, not in connection with a permitted building project in progress on the property where it is visible from public property.
 - ◆ With no further discussion, Mrs. Dotlich made a motion to approve the amendment with the proposed change to IC 36-7-9-4, Sec. 4-1-4-C and send to the Starke County Commissioners with a favorable recommendation, seconded by Mrs. Thomas. Motion carried (9-0)
- VI) New and Old Business
 - ◆ Mr. Bedrock let the board know that he has the Findings of Fact ready for the Anchorage Development, Owner being LMW Investments to be signed and recorded.
- VII) New and Old Violations
 - ◆ Angela Fry and Dustin Taulbee both had public hearings on May 20, 2015, both cleaned up and fines were not implemented. Mrs. Starkey explained that Mr. Stephenson stated that both properties are in violation again.
 - After discussion by the board it was decided to set both of them for a public hearing again next month and implement the fees.
 - Mrs. Dotlich asked Mr. Bedrock if we can make it a standing order so that we will not have to hold another public hearing if they do this again, she also stated that she thinks that once

a public hearing has been advertised we should still hold the hearing and implement the fines regardless if the problem has been take care of as all of the work has been done to get ready for the hearing.

- Mr. Bedrock agrees
- ◆ Mrs. Starkey told the board that Mr. Yokovich and Mr. Stephenson had discussed the problem and wasn't sure of what was decided.
 - Board decided to wait to see what was discussed with Mr. Stephenson
- ◆ Michael & Barbara Mc Eachern , 101 N. Broadway, San Pierre
 - Mrs. Starkey explained that she has sent letters by certified mail and by First class mail to two different addresses that were on file and also checked with the Starke County Treasures Office as to where the taxes were being sent with all of the letters coming back as undeliverable.
 - Mr. Binkley stated that he may have a current phone number for them and suggested that Mr. Stephenson try to contact them by phone.
 - Mrs. Dotlich made a motion to bring to public hearing next month if not able to be contacted by phone, seconded by Mr. Binkley. Motion carried (9-0)

VIII)Public Comment

- ◆ Mr. Sinn is concerned with the hog barn that was going in and was not contacted by IDEM and neither were a couple of his neighbors.
 - Mrs. Starkey stated that it doesn't require a public hearing so the plan commission will not notify the surrounding property owners
 - Mrs. Dotlich stated that IDEM are the ones that notify them and they receive a list from the applicant as to who needs notified
 - Mrs. Dotlich also stated that the Lawrence's did withdraw their application, but are resubmitting it for an AFO and they would be able to put in one building with 2500 hogs without a permit and would not be considered a CAFO, she also stated that she believes we need to rescind the CAFO ordinance and have the tech committee review it.
 - Mr. Demis recommends making an amendment to the ordinance instead of rescinding it.
 - Board thinks that resending the ordinance would be better for the taxpayers as they would have to go through the Board of Zoning Appeal and they could put on stipulations on them.
 - Mrs. Siroky is concerned with the water and air quality
 - After more discussion, Mrs. Dotlich made a motion to rescind the CAFO ordinance and recommend to the Starke County Commissioners to rescind the CAFO Ordinance and the Ordinance be revised so that it also addresses the AFO's, seconded by Mrs. Thomas. Motion carried (9-0)
- ◆ Mr. Armstead asked what was happening with Mr. Gerrard's property
 - Mrs. Starkey stated that Mr. Gerrard sent a letter stating that he injured his back and has been slow to heal, he also explained that the mobile home has sewer, water and utilities and has been there for more than 40 years and is wondering why it has to be removed. A letter was sent out asking him to call Mr. Stephenson.
- ◆ Mrs. Debbie Mix is concerned with the Bass Lake Beach and Camp Grounds as they are not pulling permits and work is not getting inspected. After more discussion, Mr. Chaffins requested that Mr. Stephenson call him, he also stated that he will be on the commissioners agenda at their next meeting.

With no further business, Mr. Crase made a motion to adjourn, seconded by Mrs. Dotlich. Motion carried (9-0)

This meeting was recorded and will be on file in the Starke County Plan Commission Office. The next scheduled meeting will be held on Wednesday, May 18, 2016 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 at 7:00 p.m.

Pamla J. Starkey
Clerk/Secretary