

Starke County Planning Commission
53 East Mound Street
Knox, IN. 46534

- I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary & citizen member; Kathy Norem, commissioner; Freddie Baker, councilman; Roger Chaffins, trustee; Dennis Estok, surveyor; Betty Dotlich, citizen member; Martin Bedrock; commission counsel; Terry Stephenson, administrator & building commissioner; and Pamla Starkey, clerk/secretary. There were (11) eleven visitors present.
- II) Approval of the minutes of the April 17, 2013 meeting: Mr. Chaffins made a motion to approve minutes as written, seconded by Mr. Baker. Motion carried (8-0)
- III) Approval of the minutes of the April 23, 2013 special meeting: Mr. Estok made a motion to approve minutes as written, seconded by Mr. Chaffins. Motion carried (8-0)
- IV) Public Hearing to consider the vacation of Koontz Landing Subdivision consisting of (19) nineteen lots and the Covenants in Section 12, of Oregon Township, petitioners and owners being Vincent & Jacqueline Fagan. Mr. Bob Aloï was present to represent Mr. & Mrs. Fagan. Mr. Aloï stated that none of the lots have been developed
 - ◆ Mr. Baker made a motion to open the public hearing for public comment, seconded by Mrs. Cultice. Motion carried (8-0)
 - ◆ With no public comment, Mr. Baker made a motion to close the public portion of the hearing, seconded by Mrs. Cultice. Motion carried (8-0)
 - ◆ After discussion by the board, Mr. White made a motion to approve and send with a favorable recommend the vacation of Koontz Landing Subdivision and all Covenants to the Starke County Commissioners, seconded by Mr. Chaffins. Motion carried (8-0)
- V) Public Hearing to consider revising the Starke County Planning Commission Schedule of Fees according to Indiana Code 36-7-4-411 to include Installation of Back-up Generators, Reconnect Electrical Inspection Fee, Demolition Permit and the removal of Roof permits. Mr. Stephenson stated that there would need to be at least (2) two inspections on a demolition permit, the first time to see how big the structure is to determine how many dumpsters are needed for receipt purposes and the second time to make sure the concrete is taken out of the ground and the ground is brought up to grade and seeded and the gas and sewer lines are marked. He also stated that the City of Knox charges \$100.00 (per Greg Matt). Mr. Stephenson also suggested that the person that demolishes the structure need to be registered with the county unless the property owner is doing the demolition themselves.
 - ◆ Mrs. Dotlich made a motion to open the public hearing for public comment, seconded by Mr. Baker. Motion carried (8-0)
 - Mr. George Dotlich stated that he would like to see erosion control added to the demolition permit.
 - Mrs. Patty Bush, with the Bass Lake Sewer District, stated that she is in favor of the demolition permit as when structures are being demolished at the lake we need to see if they are tearing up the sewer lines and she has seen materials dumped in the ditches and fields.
 - ◆ With no other public comment, Mr. Estok made a motion to close the public portion of the hearing seconded by Mr. Baker. Motion carried (8-0)
 - ◆ Mr. Estok made a motion to accept the (4) four amendments including the addition of the \$100.00 demolition fee, after much discussion by the board seconded by Mrs. Cultice. Motion carried (7-1) Mr. White against.

VI) New Business

- ◆ Joint meeting with the City of Knox regarding Municipal Training: Mr. Williams, City of Knox Administrator/Building Commissioner presented a proposal of a joint meeting with Linda Pieczynski, Code Attorney. He thinks it would be beneficial to everyone in Starke County for her to give a class on legal aspects for administrators, building code officials and inspectors on how to deal with code violations and distressed properties. Mr. Stephenson is in favor of the meeting. After discussion, Mr. Estok made a motion to table until we decide on how extreme the plan commission wants to get into code enforcement, seconded by Mrs. Norem. Motion carried (8-0)
- ◆ New web based computer program for permits & code enforcement: Mrs. Starkey asked the board to look over the information that was given to them. After discussion it was decided to have the County IT person to look into it.

VII) Old Business

- ◆ Bruno Bujwid, 6835 E. S.R. 10, Knox: Diane & Neil Mikula, (owners daughter & husband) & Carl Rudd, (potential buyer) were present to discuss the plans for the property.
 - Mr. Rudd stated that he and his wife still want to buy the property and turn it into a bed and breakfast with a restaurant and a few cottages. He stated that they are in the process of trying to get a loan and they have cleaned up the property and made it secure.
 - Mrs. Mikula stated that Mr. & Mrs. Rudd have done what the board initially asked them to do and would like more time.
 - After discussion by the board Mr. Baker made a motion to extend the deadline to rehab the property until October 16, 2013 as long as substantial progress is being made and possibly sell on land contract, seconded by Mr. White. Motion carried (8-0)
- ◆ American Oak: Mr. Bedrock & Mr. Wallsmith had discussed that Mr. Vorm would agree to pay the initial \$12,500.00 at the last meeting and now says that he will pay the \$12,500.00 when the county issues an occupancy permit.
 - The Board stated that we will not issue an occupancy permit until the fee is paid and a final inspection is done.
 - After discussion by the board, Mr. Baker made a motion that Mr. Vorm pays the \$12,500.00 in full by Friday, May 17, 2013 or the board will file a lawsuit for all fees including the fines which include a late filing fee of three times the permit fee and two times the permit fee for occupying the structure without an occupancy permit, seconded by Mr. White. Motion carried (8-0)
- ◆ Paperwork was passed out to the board members to show that Mr. Stephenson is finally recognized as the local building official.

VIII) New & Old Violations

- ◆ John Knight, 11056 E. Iroquois Ave. Walkerton
 - Mr. Ritchie read a letter from Mr. Knight's ex-wife stating that she and her daughter are executives of his estate and have tried to repair and make the property safe, but someone keeps breaking in and destroying property. She also stated that she wants to have an auction and sell the property.
 - Mr. Stephenson stated that he thinks the cottage needs to be demolished.
 - After discussion, Board would like Mr. Stephenson to find out the date and time of the auction also what is included in the auction. Mr. Bedrock will find out who is handling the estate.
 - Mr. Baker made a motion to table the decision until next meeting, seconded by Mrs. Cultice. Motion carried (8-0)

- ◆ David & Brenda Jesuit, 7515 E. 200 N. Grovertown
 - Mrs. Jesuit came in and renewed the permit for the pole barn and does plan on demolishing the old dwelling. She also brought in pictures of a dumpster that has been there for a while as they have been cleaning the property.
- ◆ Mervin Frazier & Brenda Jesuit, 7515 E. 200 N., Grovertown
 - Mrs. Jesuit came in and renewed her permit for the mobile home.
- ◆ Octavian Ghebenej, 8020 E. 25 N. Knox
 - Mr. Stephenson stated that they are waiting on insurance to settle.
- ◆ Siad & Debbie Barry, 7295 N. 50 E. Hamlet
 - Mr. Barry came in and does have a remodeling permit which expires on 9/28/2013. Property is looking better.
- ◆ Thomas & Norene Griffio, 4295 S. 550 E. Knox
 - There is a dumpster on site. Mr. Clarey is cleaning up gave them until 5/16/2013
- ◆ William & Edward Gregor, property is located east of 5155 E. 200 N.
 - Mr. Stephenson stated that the property is dilapidated but doors and windows are closed and property is fenced.
- ◆ Marcella Hamilton 0455 S. 800 E. Knox
 - Ms. Hamilton had just applied for a permit which expires 2/19/2014
- ◆ Keith Gerrard, 5655 N. 1100 E. Grovertown
 - Board already had Mr. Dodge write a letter to sue, he was cooperating and evidently has stopped and is still a mess.
 - Mrs. Dotlich made motion for Mr. Bedrock to write another letter with authority to sue, seconded by Mrs. Cultice. Motion carried (8-0)
- ◆ Lynda & Anna Kolasa, 11475 E. S.R. 8, Knox
 - Was to go to court on May 14, 2013 but the papers did not get served. Mr. Bedrock found different address and phone number and he called and spoke to them and was told that the property belongs to the bank, Wells Fargo, and will write their attorney a letter.
- ◆ Michael & Sylvia Vician 4715 E. Toto Rd. Knox
 - Mr. Bedrock wrote a letter with no response, Mr. Ritchie suggested that Mr. Bedrock & Mr. Stephenson visit them and explain what needs to be done.
- ◆ Mrs. Norem received a complaint on Janusz & Dorota Tryba regarding an unsafe building and will be in the office to file the complaint in the morning.

IX) Tech Committee

- ◆ Mrs. Dotlich reported what was discussed at the meeting and informed the board that the next meeting will be held on June 4, 2013
- ◆ Review Starke County Plan Commission Rules of Procedure
 - After discussion by the board, Mr. Baker made a motion to approve the amended Starke County Plan Commission Rules of Procedure, seconded by Mr. Chaffins. Motion carried (8-0)
- ◆ Review job descriptions of administrator/building commissioner and clerk/secretary
 - After discussion by the board, Mrs. Cultice made a motion to adopt the job descriptions into the Plan Commission Rules and Regulations, seconded by Mrs. Dotlich. Motion carried (8-0)
- ◆ Review Vacation of Subdivision Plats
 - After discussion by the board, Mrs. Norem made a motion to table until next meeting and request that the attorney and the board give recommendations to the Tech Committee by June 4th and the Tech Committee will have it ready for review at the next plan commission meeting, seconded by Mr. Baker. Motion carried. (8-0)

◆ Review Nonconforming Use Ordinance

- After discussion by the board, Mrs. Norem made a motion to table until next meeting and request that the attorney and the board give recommendations to the Tech Committee by June 4th and the Tech Committee will have it ready for review at the next plan commission meeting, seconded by Mr. Baker. Motion carried (8-0)

X) End of the month reports were discussed

Mr. Stephenson let the board know that his vehicle has needed a lot or repairs and we are out of repair money.

With no further business, Mr. Baker made a motion to adjourn the meeting, seconded by Mr. White. Motion carried (8-0) The next scheduled meeting will be held on Wednesday June 19, 2013 at 6:30 p.m.

Pamla J. Starkey
clerk/secretary