

Starke County Plan Commission  
Regular Meeting & 2 Public Hearings  
June 19, 2019

- ❖ Pledge of Allegiance
- ❖ Roll Call: Roger Chaffins, president & trustee; Bill Crase, vice president & surveyor; Bryan Cavender; Commissioner; Howard Bailey, councilman (absent); Phil Woolery, extension educator; Donald Binkley, Todd Lawrence (absent), Denise Cultice, and Todd Jackson, citizen members; John Wilson, city representative (absent); Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk/secretary. There were (0) zero visitors present.
- ❖ Approval of the minutes of the May 15, 2019 meeting and public hearing: Ms. Cultice made a motion to approve as presented, seconded by Mr. Binkley. Motion carried (7-0)
- ❖ Public Hearing-Pursuant to the laws of the State of Indiana contained in I.C.36-7-9, the Starke County Plan Commission Administrator hereby ORDERS that the building located at 5350 S Detroit Ln, North Judson, IN 46366 owned by Thrushmore LLC/John Karvunis, legal description: S15 T32 R3, Oak Grove Trlr Sub #4 Lot 5 Block B, State ID #75-09-15-104-043.000-013 Must be demolished and premises cleared of debris.
  - Mr. Chaffins opened the public hearing
    - With no one present, Mr. Chaffins closed the public hearing
    - Mr. Stephenson explained that the structure needs to be removed.
    - Mrs. Starkey explained that this was sold on certificate sale, but was never transferred from Thrushmore LLC to John Karvunis' name. Mr. Karvunis purchased the property February 15, 2018.
    - Mr. Bedrock stated that he will look into it and have the auditor put it on the commissioners agenda.
- ❖ Public Hearing-The Starke County Plan Commission will hold a public hearing to consider approval of an amendment to Ordinance 2009-13 by separating the Public Nuisance Ordinance from the Unsafe Building Ordinance
  - Mr. Chaffins opened and closed the public hearing
    - Mr. Crase stated that the commissioners had a first reading on the Public Nuisance Ordinance, but not sure what ordinance it was.
    - Mrs. Starkey pointed out a couple of typo's that needed corrected
    - After discussion by the board, Mr. Cavender made a motion to present the Public Nuisance Ordinance to the Starke County Commissioners with a favorable recommendation, seconded by Mr. Crase. Motion carried (8-0)
- ❖ New and Old Business
  - CSES Ordinance
    - Mrs. Starkey let the board know that the commissioners approved removing the conditional use and replaced the verbiage with an Improvement Location Permit and she will get copies for everyone when the commissioners sign the ordinance.
  - Meeting dates
    - Mr. Crase explained that he thought that it would be better to have our meetings in the second week of the month, that way it would be in between the commissioners meeting and things would not take so long to get approved.

- After discussion by the board they agreed with Mr. Crase to change the day of the meeting and for him to check what day would be available and also to see if the board of zoning appeal members would like to do the same.
- Kolasa property on SR 8
  - Mr. Stephenson explained to the board that a person is interested in purchasing the property and asked if the board would release part of the lien on the property.
  - Mrs. Starkey let the board know what we have invested in the cleanup.
  - After discussion by the board, Mr. Woolery made a motion to recommend to the commissioners to sell the property and to lower the lien to \$20,000.00, seconded by Ms. Cultice. Motion carried (7-0)
- ❖ New and Old Violation
  - Update on the properties located on 10035 E 600 N Grovertown (Osborn) & 8195 N North St Walkerton (Malec)
  - Mr. Bedrock explained that he was contacted by a woman that was appointed to be guardian of Mr. Osborn and the realtor was going to have it cleaned up.
    - Mr. Stephenson explained that he had the property cleaned up.
    - Mr. Bedrock stated that we need to get the bill and get a lien on the property.
  - Mr. Bedrock stated that he sent a letter to Malec and got the letter back.
    - Ms. Blodgett, explained that the pile is back and that he will get rid of one mess and bring in another and this is what he continues to do.
    - After discussion by the board, Mr. Binkley made a motion to reaffirm the order that was done in January and impose the civil penalty of \$5,000.00, seconded by Ms. Cultice. Motion carried (7-0)
  - Rudd property-6835 E SR 10 Knox
    - Mr. Bedrock will write them a letter
  - Yokovich properties- San Pierre
    - Mr. Chaffins stated that he has noticed they are keeping it mowed and looks neat.
  - Report from ordinance officer
    - Ms. Blodgett was concerned about keeping an inventory of what is taken from the properties that are being cleaned up.
    - Board agrees that there should be an inventory list made before it is taken.
- ❖ Board will look over the end of the year reports

With no further business, Mr. Binkley made a motion to adjourn the meeting seconded by Mr. Cavender. 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 **July 17, 2019 at 5:30 p.m. The August meeting will be held on Monday, August 12, 2019**

Unless stated otherwise all Plan Commission meetings will be held on the second Monday 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