

Starke County Planning Commission
Regular Meeting & Public Hearing
July 15, 2009

Attendance: Butch Ritchie, president & citizen member; Lee Nagai, vice president & citizen member (arrived at 6:35 p.m.); Michael Reetz, extension educator & executive secretary; Daniel Bridegroom, commissioner; Judy Benninghoff, council person; Byron Walters, trustee; Richard Singleton, citizen member; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator/inspector; and Pamla J. Starkey, recording secretary. There were (5) five visitors present.

1. Approval of the minutes of June 17, 2009 regular meeting and public hearing: Mr. Bridegroom made a motion to approve minutes as written, seconded by Mr. Reetz. Motion carried (6-0)
2. Continuation of public hearing to consider establishment of a revised schedule of fees for the Starke County Planning Commission according to Indiana Code 36-7-4-411: Mr. Williams suggested that we table until next meeting as Mr. Hudgens has not started the spread sheet. Board decided to go ahead with the hearing. Mr. Williams read the amendments he would like to see made to the ordinance. Mr. Williams also received a residential and agriculture cost schedule for above ground pools regarding how they are assessed, the smallest being 12' diameter. Mr. Nagai again asked what level of the department should be funded by the fees. Ms. Benninghoff stated that it would be nice if we fund the whole office but that is unrealistic. Mr. Ritchie stated that we need to either approve this, table it or pass it until a spread sheet is done and make amendments then. Mr. Nagai suggested that they form a workshop to figure out the fees and bring them back to the board. Mr. Nagai made a motion to set a work shop. Mr. Ritchie stated that we need a motion before we form a workshop. Mr. Nagai made a motion to table until we get a spread sheet prepared. Motion dies due to a lack of a second. Mr. Bridegroom made a motion to approve the fees as submitted with the exception after the spreadsheet is done and we find something that is really out of wry we can make changes to it, seconded by Mr. Walters. Mr. Reetz stated that we need to establish a realistic time frame and do this annually, maybe in the fall so that the fees can take effect the first of the following year. Nagai stated that the fee schedule needs to go through the commissioners before it is approved. Mr. Williams let the board know that the planning commission establishes the fees. Mr. Dodge read the code and confirmed that the planning commission establishes the fees not the county commissioners. Bridegroom added that we discuss the fee schedule June of every year to his motion, Mrs. Benninghoff suggested that the fees be effective now with subject to change when the spread sheet is finished, seconded by Mr. Walters. Motion carried (5-2) nay being Mr. Singleton & Mr. Nagai. Mr. Ritchie suggested to have the spread sheet from Mr. Hudgens be put on the agenda next month for review in August and possibly be available in September. (There was also discussion last month that all permits expire a year from date issued).
3. Old Business
 - a) Manufactured Housing Ordinance: We have the requests from Commissioners Norem & Milo. They object to 6-12-3-2-3 (H 1 & 4) as it applies to 6-12-3-2-3 (I #1), also if BZA is stating they will not give conditional use approval to any manufactured home, 10 years or older, then they object to #5 as well. After discussion by the board it was decided that Mr. Hudgens should attend the next commissioners meeting and explain why this language is needed. Mr. Bridegroom suggested to send back to Mr. Milo & Ms. Norem for written out objections and why they object or attend the planning commission meeting. Nagai suggested that we contact the three commissioners that signed the ordinance in the first place and ask them why they signed it. Mr. Singleton made a motion to table this discussion until the Mr. Milo & Ms. Norem can attend our meeting and explain what they want done to the ordinance, seconded by Mr.

Bridegroom. Motion carried (7-0). Nagai asked if we could get the three commissioners that approved the original manufactured housing ordinance as well. Mr. Bridegroom will get the commissioners minutes from that meeting and Ms. Starkey will get the minutes from the planning commission meeting.

4. New Business

a) Monthly report: Bruce read the report aloud.

5. Violations

a) Robin Thompson, Debby Dr. California Twp. Have already gone to court once on the same problem. Ms. Benninghoff made a motion for Mr. Dodge to file a motion to go back to court, seconded by Mr. Bridegroom. Motion carried (7-0)

b) Jon & Kristen Thompson, Debby Dr. California Twp. Letters were sent with no response. Nagai made a motion to table until next month, seconded by Ms. Benninghoff. Motion dies (2-4). After more discussion Mr. Bridegroom made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Reetz. Motion carried (7-0).

c) Timothy & Christine Yokovich, San Pierre: Regarding an unsafe building. Mr. Williams would like the structure removed as it is unsafe. Mr. Yokovich was present to state his case. Mr. Singleton made a motion to give Mr. Yokovich six months as long as he is making progress within (30) thirty days but if it comes to that time and he is not making progress then we take further action, Mr. Nagai stated that we give him a list that needs to be done . Mr. Singleton did not want to add the list to his motion, seconded by Mr Walters motion dies (2-5) After discussion Mr. Nagai made a motion to grant Mr. Yokovich (6) six months with the addition of debrushing around building 20 feet, mow the lot, weather proof the roof and secure the building, motion dies for a lack of a second. After more discussion Ms. Benninghoff made a motion to grant the same motion that Mr. Nagai made, giving Mr. Yokovich (6) six months to complete but adding the building must be secured within (30) thirty days, seconded by Mr. Reetz. Motion carried. (7-0)

Mr. Reetz made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (7-0)

This meeting was taped and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be held on August19, 2009 at 6:30 p.m.

Pamla J. Starkey
Recording Secretary