

Starke County Plan Commission  
Regular Meeting and Public Hearing  
July 15, 2015

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & citizen member; Kathy Norem, commissioner; Bryan Cavender, councilman; Byron Walters (5:45) trustee; Jeff Fosler & Denise Thomas, citizen members; Mary Jane Bendt, city representative; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk secretary. There were (7) seven visitors present.
- III) Approval of the minutes of the June 17, 2015 meeting:
  - ◆ Mr. Chaffins made a motion to approve minutes as written, seconded by Mr. Fosler. Motion carried (6-0)
- IV) Public Hearing to consider a property unsafe by Maintaining a Public Nuisance, Inoperable Vehicles and Open Storage of Junk, located at 5575 S. 750 E. Knox, IN. 46534. Owners being John & Lori Minix W/L/E to Glenda Salzer.
  - ◆ Mr. Estok asked Mr. Stephenson to explain what needed to be done.
    - Mr. Stephenson stated that they have done some cleanup but still needs a lot done. He also showed pictures to the board.
    - Mr. Estok opened the public hearing.
    - Mr. Minix stated that he did get rid of the vehicles and cleaned up the property.
    - Mr. Stephenson stated that the clean up that was done is not satisfactory.
    - After discussion by the board, Mrs. Norem made a motion to give (30) thirty days to comply with Mr. Stephenson order, if not done by the next meeting the plan commission will go in and clean up the property and the order will stay, seconded by Mr. Chaffins. Motion carried (7-0)
    - Mr. Stephenson will meet with Mr. & Mrs. Minix to tell them what needs to be done
    - Mr. Estok closed the public hearing
- V) New Business
  - ◆ White Pines Two (was not on agenda)
    - Christopher G. Konefsky was present and explained that he and his wife are sole owners of the one lot subdivision and would like to vacate it into acreage and he has a petition with their signatures to do so. He also stated that he will then divide a piece off for his brother-in-law.
    - Mr. Bedrock stated that since they are sole owners they can just vacate the plat of the subdivision and take the vacated plat to the Auditor's office then to the Records office to have it recorded.
  - ◆ Mr. Bedrock gave the board a copy of the bill from the Workman/Williamson case for the court reporter.
  - ◆ CAFO Ordinance
    - Mr. Estok explained to the board that this is La Porte County's CAFO ordinance and that Mr. Stephenson made a few changes.
    - Mr. Estok stated that we still need to hear from the town of Hamlet and North Judson on whether or not they want the (2) two mile buffer zone like the town of Knox is currently.
    - Mr. Fosler asked how the current CAFO's would fall into this ordinance as far as the setbacks and so forth.

- Mr. Estok stated that they would not meet the setbacks of this ordinance, but they would be grand-fathered in, but they would have to abide by the new policies.
- Mrs. Norem pointed out some typo's that were made and asked about a few of the revisions, also thinks we need to talk to the highway department regarding the route plan.
- Mr. Estok suggested that we need to put in the ordinance that owner would have to provide the County Health Department with the results of any environmental testing.
- Mrs. Norem stated that it would state in the ordinance that "A copy of the results of any environmental testing must be provided to the County Health Department".
- After discussion by the board, Mr. Chaffins made a motion to set the CAFO Ordinance for a public hearing next month with the addition of "A copy of the results of any environmental testing must be provided to the County Health Department" being added to the ordinance, seconded by Mrs. Thomas. Motion carried (7-0).

#### VI) Old Business

- ◆ Rules of Procedure
  - Mr. Estok went over the suggested changes.
  - Mrs. Dotlitch's concerns were discussed.
  - Mr. Bedrock explained why the changes were made.
  - After discussion by the board, Mr. Chaffins made a motion to adopt the Rules of Procedure with the suggested changes, seconded by Mr. Cavender. Motion carried (7-0)

#### VII) End of the month reports

- ◆ Mr. Stephenson read the reports to the board

#### VIII) New & Old Violations

- ◆ Mr. Stephenson stated that he has talked to Sheriff Dulin about possible supplying prisoners to clean up some of the properties, including Holland
- ◆ La Vonda Williams, 2215 E. 200 S., came in and applied for a demo permit and demolished the structure, but the mess is still there.
  - After discussion by the board, Mr. Cavender made a motion to set for Public Hearing next month, seconded by Mrs. Norem. Motion carried (7-0)
- ◆ Alden Knowles: Mr. Stephenson stated the property is not cleaned up and now has a pit bull on the property.
  - The (\$5,000.00) five thousand dollar penalty was discussed.
- ◆ Raymond Neander, 8077 Wakew Ln.
  - Mr. Stephenson stated that he talked to Neander and they couldn't afford to have it demolished and asked if they could either give it to the county to sell as is or tear down.

With no further business, Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Chaffins. Motion carried (7-0)

The next scheduled meeting will be held on Wednesday, August 19, 2015 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