

Starke County Planning Commission  
Regular Meeting and Public Hearing  
July 17, 2013

- 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; Dennis Estok, surveyor; Chad Rushing, extension educator; Roger Chaffins, trustee; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; Terry Stephenson, administrator/building commissioner; and Pamla Starkey, clerk/secretary. There were (4) four visitors present.
- II) Approval of the minutes of the June 19, 2013 meeting: Mr. Chaffins made a motion to accept minutes as written, seconded by Mr. Baker. Motion carried.
- III) Public Hearing to consider the approval of the revised ordinance for Vacation of Subdivision Plats:
  - ◆ Mr. White made a motion to open the public hearing, seconded by Mr. Rushing. Motion carried (9-0).
    - Mr. Ritchie read the ordinance to the public.
  - ◆ With no comment from the public, Mr. Baker made a motion to close the public hearing, seconded by Mrs. Cultice. Motion carried (9-0)
  - ◆ After discussion by the board, Mrs. Norem made a motion to adopt the amended ordinance and send with a favorable recommendation to the commissioners, seconded by Mr. Chaffins. Motion carried (9-0)
- IV) New & Old Violations
  - ◆ John Knight, Walkerton: Mr. Bedrock stated that he and Mrs. Starkey talked to Kelly Knight and was told the auction will be held on the 20<sup>th</sup> of this month. He also stated that either he or Mrs. Starkey will contact Ms. Knight to see how the auction went and let the board know next month.
  - ◆ Vician, 4715 E. Toto Rd. Knox: Mr. Bedrock let board know that he filed complaint with the court.
  - ◆ George Dumitru, 11915 E. 150 S. Culver: Complaint regarding semi van trailers. One letter was sent, Mr. Dumitru rents the property out. The renter came in and said trailers have been there for years and wanted to know why they have to be removed all of a sudden. He was told that we had a complaint by a board member. Board stated that we should write another letter.
  - ◆ George Dumitru, 11915 E. 150 S. Culver: Complaint that there are two dwellings on one parcel and trailer is unsafe. Mr. Stephenson stated that the trailer is not unsafe and there is a fence around the trailer. There is also a permit for both dwellings and was allowed to have two dwellings on the property in 1985 when the permits were applied for.
  - ◆ Carlos Combs & Carol Peterson, 6635 W. 250 S North Judson: Mr. Stephenson stated that he talked to a neighbor, as he couldn't see the trailers from the road, the neighbor stated that the trailers were moved from the corner property to this property and were dismantled.
  - ◆ Mary Czajkowski, 10480 E. US 30 Grovertown: Property was sold and the new owners did come in and apply for permits.
  - ◆ Sophie Genslinger, 9940 E. US 30 Grovertown: Sent one letter, Bernard called and stated that he plans on tearing the structure down. Board said to send second letter.
  - ◆ There was a lot of discussion by the board on how to handle complaints and unsafe structures.
  - ◆ Clay & Delma Fugate, Property west of 9415 E. Division Rd. Back door is missing that is all that is wrong. Two letters were sent.
  - ◆ William Howard & Johnny White, an unsafe trailer at 0315 N 1200 E. Is eligible for tax sale
  - ◆ Robert & Violet Salyer, 8215 S. US 421 San Pierre, Burned out home. Also eligible for tax sale

- ◆ Mrs. Dotlich asked about Kevin Anderson 5326 S. Park Avenue, Knox: Mr. Stephenson stated that he started that structure before building codes were enforced and Mr. Anderson wasn't ready to finish the project and are not living in the structure, but renewed permit anyway.
- ◆ Mrs. Dotlich also asked about Regal Development 10055 E. 100 N. Again no one is living in that part of the structure and also was not ready to renew but did anyway.

#### V) Old Business

- ◆ Review of Nonconforming Use Ordinance
  - Mr. Bedrock stated that there is a lot of repeating in the ordinance.
  - Mrs. Norem doesn't think that being redundant makes it inappropriate.
  - Mr. Ritchie stated that the reason we are reviewing the Non Conforming Use Ordinance is, we lost the case regarding a non conforming fence and Mr. Dodge told us we needed to work on that ordinance.
  - After discussion, Mr. Baker made a motion to table until Mr. Bedrock can look over the case that we lost, seconded by Mr. Chaffins. Motion carried. (9-0)

#### VI) New Business

- ◆ Mrs. Starkey let the board know that we will have a preliminary hearing to look at a subdivision next month in North Bend Township just north of Boa Shores.
- ◆ Mrs. Norem questioned fees for business permits and the manufactured housing ordinance.
  - Mrs. Starkey stated that we have had business/home occupation permits since before Mrs. Cooley was in the office, maybe it needs to be reworded to Home Occupation Permit instead of Business permit. She also stated that it has always been a onetime fee.
  - Mrs. Norem stated that in the Manufactured Housing Ordinance, it states that a manufactured home needs to be set by a licensed set crew and asked why we do not enforce that part of the ordinance.
  - Mr. Baker stated that part of the ordinance needs to be changed. Mr. Estok stated that he thought that was meant for double wide manufactured homes.
  - Mr. Stephenson stated that no matter who sets the homes, he will need to inspect them, and that it costs \$1000.00 to \$1500.00 to hire a set crew.
  - Mrs. Norem also asked why we do not require a scaled drawing as stated in the ordinance. Mrs. Starkey read the county ordinance aloud that only requires a sketch not a scaled drawing.
  - Mrs. Norem stated that if it is in the ordinance than we need to follow the ordinance.
  - Mr. Ritchie stated that we need to look into these ordinances.

#### VII) Tech Committee Report

- ◆ Mrs. Dotlich gave the report and stated that she had sent an email on what will be discussed at the next Tech Meeting. They will be working on Manufactured Housing Ordinance and the RV Ordinance and possibly combine the two. The next tech committee meeting will be held July 30<sup>th</sup> at 9:00 a.m.
- ◆ Mrs. Dotlich gave a report from the City Plan Commission meeting, stating that they are working on their fee schedule.
- ◆ Mrs. Dotlich stated that the City Plan Commission questioned why she was appointed as an observer instead of an advisory member as anyone can go and observe, and asked if the board would like to revise their motion for her to be an advisory member instead of an observer.
- ◆ Mrs. Bendt, advisory member from the City Plan Commission, stated that she thinks that the city and county plan commission should work together.

#### VIII) End of the Month Reports were read.

Mr. Chaffins asked if the board has decided on what to do about Mrs. Dotlich being an advisory representative to the city. Mr. Rushing made a motion to table the appointment of Mrs. Dotlich to be an advisory or observer to the city plan commission until the next meeting, seconded by Mr. White.

With no other business, Mr. White made a motion to adjourn the meeting, seconded by Mr. Baker. Motion carried (9-0). The next scheduled meeting will be held on August 21, 2013 at 6:30 p.m.

Pamla J. Starkey  
Clerk/secretary