

Starke County Plan Commission  
Regular Meeting and Two Public Hearings  
July 20, 2016

- I) Pledge of Allegiance
- II) Roll Call: Roger Chaffins, president & citizen member; Bryan Cavender, vice president & councilman; Bill Crase, surveyor; Phil Woolery, extension educator; Betty Dotlich, Jeff Fosler, and Denise Thomas, citizen members; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamela J. Starkey, clerk/secretary. There were (7) seven visitors present.
- III) Approval of the minutes of the June 15, 2016 meeting and public hearing
  - ◆ Mr. Crase made a motion to approve the minutes as written, seconded by Mr. Fosler. Motion carried (7-0)
- IV) Notice of Public Hearing to consider an amendment to the Starke County Plan Commission Schedule of Fees.
  - ◆ Mr. Chaffins opened the public hearing for public comment
  - ◆ With no comment, Mrs. Dotlich made a motion to close the public comment, seconded by Mr. Crase. Motion carried (7-0)
  - ◆ Board discussion
    - Mrs. Dotlich stated we need to define what the demolition permits would be for and recommended adding a notation that the demolition permit would apply to all dwellings and accessory buildings.
    - Mr. Stephenson stated that the sheds and other structures should not be the same as huge pole barns.
    - Mrs. Dotlich asked if we should put a minimum and a maximum fee
    - Mrs. Starkey stated that some pole barns would be more than a CAFO if left at .15 a square foot without a maximum fee.
    - Mr. Stephenson agreed that there should be a minimum and maximum.
    - Mrs. Dotlich asked if CAFO should be treated the same as commercial and make it .20 a square foot with a maximum of \$5000.00, board agreed.
    - Mr. Bedrock suggested to delete the line item for CAFO/CFO and add it to the Commercial/Industrial Line
    - Mr. Stephenson agreed and also stated that for accessory buildings he suggests the following:
      - 101 to 200 square feet -\$25.00
      - 201 square feet and over-\$0.15 per square foot (Minimum of \$50.00-Maximum \$250.00)
    - Mrs. Dotlich stated the only other change was for the demolition permit which is \$100.00 or \$50.00 if gas and/or electric has been disconnected for more than (2) two years instead of \$100.00 regardless.
  - ◆ With no further board discussion, Mrs. Dotlich made a motion to approve the amendments as discussed, seconded by Mr. Crase. Motion carried (7-0)
- V) Notice of Public Hearing to consider the approval of an Amendment to Ordinance 2015-0921, The Regulation of Confined Feeding Operations/Concentrated Animal Feeding Operations
  - ◆ Mr. Chaffins opened the public hearing for public comment
    - Mr. Mike Spicka spoke against having CAFO's and is concerned with how far the waste can be injected into the ground and how much is going into our ditches, he is also concerned

with them using the waste as liquid fertilizer on farms near residential properties and wants to know what is being done to protect the public.

- Mr. Stephenson and Mr. Woolery explained to him that IDEM is in control of that process.
  - Mr. Alvin Pawlik, Mr. Carl Bolen and Mrs. Linda Siroky are in agreement with Mr. Spicka.
  - After more discussion, Mr. Bedrock suggested to continue the public hearing and check with IDEM and the State Chemists to see if we can implement stricter standards than the state.
  - Mr. Chaffins asked Mrs. Dotlich to check into that for the board.
  - Public hearing was closed to the public
  - Mrs. Dotlich went on to explain the rest of the changes in the ordinance including the pre application form.
- ◆ Mr. Crase made a motion to continue the public hearing next month, seconded by Mrs. Dotlich.  
Motion carried (7-0)

VI) New and Old Business-none

VII) New and Old Violations

- ◆ Mrs. Dotlich asked is there anything we need to work out on the previous properties that we have cleaned up.
- ◆ Board asked Mr. Bedrock to talk to Mr. Lucas to see how we can acquire properties.

VIII) Public Comment-none

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

This meeting was recorded and will be on file in the Starke County Plan Commission Office.

The next scheduled meeting will be held on Wednesday, August 17, 2016 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 Starke County Board of Zoning Appeal meeting on the same night at 7:00 p.m.

Pamla J. Starkey  
Clerk/Secretary