

**Starke County Plan Commission**  
**Regular Meeting**  
**August 9, 2021**

- ❖ Call to Order-Vice President Jackson called the meeting to order
- ❖ **Pledge of Allegiance**
- ❖ **Roll Call:** Bill Crase, president & surveyor (absent); Todd Jackson, vice president and citizen member; Bryan Cavender; Commissioner; Howard Bailey, councilman; Phil Woolery, extension educator (absent); Mark Allen, trustee; Todd Lawrence, Denise Cultice, and Karl Swihart, citizen members; Martin Bedrock, commission counsel; Wallace (Boz) Williams, building commissioner; Robby Blodgett, code enforcement officer (absent); and Pamla J. Starkey, administrator. There were (3) visitors present.
- ❖ **Approval of the minutes** of the May 10, 2021 meeting: Member Cultice made a motion to approve the minutes as written, seconded by Member Lawrence. Motion carried (7-0)
- ❖ **Code Enforcement Officer Report-** was not available
- ❖ **Old Business and Violations**
  - Tina Rudd & Andrew Knapp 6385 E SR 10 Knox, they were given until this meeting to comply.
    - Building Commissioner Williams stated that nothing has been done and we have tried to contact them several times
    - Admin. Starkey stated that she has sent letters and tried to call them to attend the meetings with no response. She also stated that if we were to clean up and demolish the structures it would deplete the unsafe building fund.
    - After discussion by the board Attorney Bedrock stated that he will look at the unsafe building ordinance to see what next step needs to be taken and do it.
- ❖ **New Business and Violations**
  - **Randy Pontius-** 10120 E 500 N, Grovertown, IN 46531
    - Admin. Starkey explained that Mr. Pontius sent an email stating when he purchased this property there was work done that doesn't seem to meet codes, Admin. Starkey said that she explained to him that there were not any permits applied for, therefore there was not inspections done and since the previous owner does not own it anymore there really isn't anything this office could do and it now seems like it would be a civil matter
    - Attorney Bedrock stated that maybe if we can find the previous owner we can fine him for not getting permits or inspections. He went on to say he will see what he can do.
  - **Tech Committee Report-Solar farm was discussed**
    - Kevin Parzyck was present to give an update on the Mammoth Solar Project stating that all requirements are met with the land owners and that they met with the Army Corps of Engineers and IDEM and would possibly submit for permit in mid to late October and went on to explain how the panels work and this project will be the first of three phases, this one being the Mammoth North Project and the other two scattered in Pulaski County. This one will be scattered onto about 20% of the 3500 to 4000 acres in the southern part of the county and would like to start construction in January and will be submitting for the driveway permits that are needed. The target of completion would be June of 2023
    - Ryan Templeton spoke about the vegetation plan that is being worked on.
    - Mr. Parzyck let the board know that there a couple more properties that will need to be rezoned from R2 to Ag. He also stated that they are targeting for a ribbon cutting ceremony in October and that the Governor would like to attend and the board is invited to attend as well.
    - Attorney Bedrock asked if this is considered one project or separate projects

- Mr. Parzyck stated that it will be three separate projects and will be their own LLC's, this one will be Mammoth North Solar LLC
- Atty Bedrock asked how many kilowatts this one will be
- Mr. Parzyck said it will be 400,000 KW, Mammoth South will be 300 MW and Mammoth Central will be about 600 MW
- Vice Pres. Jackson asked if there will be any training or educational sessions for the fire departments
- Mr. Parzyck said that there will be training as necessary and will also be working with the Bass Lake Fire Department and the EMA director
- Vice Pres. Jackson suggested to include the North Judson, Knox Center, and Washington TWP fire departments in the training
- Mr. Parzyck said yes he will include them.
- Vice Pres. Jackson asked Mr. Templeton in terms of vegetation are you going to be working with local seed suppliers or will you be going outside of Starke County and taking business elsewhere?
- Mr. Templeton said that they will be using a lot of locals.
- Mr. Parzyck let the board know if they have any questions or concerns to let him know.
- ❖ **Report from Starke County Development Foundation-** Admin Starkey let the board know that she forgot to take this off of the agenda as we do not have an appointment to that board right now.
  - Lisa Dan was present and explained that they were asked to reduce their board but would like to put the planning commission and Town of Hamlet back on the board
- ❖ **Public Comment-**none
- ❖ **Other Business from the Board**
  - Atty Bedrock let the board know that the office had a complaint of a neighbor possibly building a structure to close to the property line, the permit was applied for last June and believes that it is only one foot from the line and the sketch that was given to the office said it was six feet from the line.
    - After discussion it was decided that it would be a civil matter between the two land owners.
- ❖ **End of the month reports**
- ❖ **Next Scheduled Meeting-** will be Monday, September 13, 2021 at 5:30 p.m.
- ❖ **Adjournment-**With no further business, Member Cultice made a motion to adjourn the meeting seconded by Councilman Bailey. Motion carried (7-0)

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

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  
Administrator