

Starke County Planning Commission
Regular Meeting and Two Public Hearings
November 17, 2010

Attendance: Butch Ritchie, president and citizen member; Jack Hudgens, vice president and citizen member; Judy Benninghoff, executive secretary and councilwoman; Alan Kurtz, extension educator; Don White and Richard Singleton, citizen members; Steven A. Dodge, commission counsel; and Pamela J. Starkey, recording secretary. There were (5) five visitors present.

1. Approval of the minutes of the October 20, 2010 meeting: Mrs. Benninghoff made a motion to approve minutes as written, seconded by Mr. White. Motion carried.
2. Public hearing to consider an unsafe building located at 7190 S. 250 W. North Judson, IN. 46366, owned by Randall S. Coldiron. Legal description: 27-32-3, Collins Court 2nd Addition Lot 9, State #75-09-27-200-049.000-013 to be demolished and premises cleared of debris. Mr. Coldiron was present to state his case.

Mrs. Benninghoff made a motion to open the public hearing, seconded by Mr. Singleton. Motion carried (6-0)

Mr. Ritchie stated that Mr. Williams is concerned with the holes that are in the foundation and is afraid that someone will get hurt. Mr. Coldiron stated that the property has been in litigation for the past (3) three years, that is why it is taking so long to clean up and a trial date has been set for February 7, 2011 to determine who is responsible for the cleanup. He then apologized to his neighbors for the inconvenience. Mrs. Zuniga is concerned with the debris that blows around and thinks it is a danger to her children. It was suggested that Mr. Coldiron put up a snow fence to catch the debris. After more discussion Mrs. Benninghoff made a motion to close the public hearing, seconded by Mr. Singleton. Motion carried (6-0)

After discussion by the board Mr. White made a motion to have Mr. Coldiron put a temporary snow fence up within a week to (10) ten days to keep the debris contained and be present or have a representative be present at our meeting on January 19, 2011 to give an update with documentation on the progress, seconded by Mrs. Benninghoff. Motion carried (6-0)

3. Public hearing to consider an unsafe building located at 8198 N. Tippecanoe Dr. Walkerton, IN 46574 owned by James & Tracy Grushka. Legal description: 1-34-1, Lake Forest 1st, E ½ Lot 9 & all Lots 10-12, State #75-03-01-304-013.000-009 to be demolished and premises cleared of debris. We did not receive the certified letter or green card back from the Grushka's. After discussion by the board Mr. Kurtz made a motion to continue public hearing until January 19, 2011 provided green card or letter comes back if not write another letter and tell them to be here at our January 19, 2011 meeting, seconded by Mr. Singleton. Motion carried (6-0)
4. New Business
 - a) Monthly reports: Mr. Ritchie read the reports aloud.
 - b) December meeting: We will not have a December meeting unless business develops.
 - c) Mr. Hudgens read his letter of resignation from the Starke County Planning Commission Board as of December 1, 2010 and thanked the board and the citizens of Starke County for the opportunity so serve them.

5. Tech Committee Report: Tech committee meeting was canceled and not rescheduled.
6. Old Business
 - a) Zoning Maps: Mrs. Starkey talked to Mr. Cramer and he stated that once our GIS system is updated with the current zonings it would be more feasible to make a copy from it.
7. Violations
 - a) Marcin Wybranec, 4685 S. 300 E. Knox: Mr. Wybranec finally sent back the signed letter.
 - b) Mr. Yokovich, San Pierre was given 30 days to repair the roof but asked for an extension of at least one week as the 22 gage sheeting won't be in until the end of the week but he will have the structure of the roof up. Mr. Singleton made a motion to grant the week extension, seconded by Mrs. Benninghoff. Motion carried (6-0)
 - c) C & C Salvage, 3075 S. U.S. 35, Knox: Two letters were sent with no response regarding putting an addition on without a permit. Mr. Singleton made a motion to have Mr. Dodge write a letter with authority to sue, seconded by Mrs. Benninghoff. Motion carried (6-0)

Mr. Armstead asked why there wasn't a place for the amount of permits on the monthly report. Board stated that would be a good idea and suggested that we do that.

Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Singleton. Meeting was adjourned at 7:12 p.m.

This meeting was taped and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be held on Wednesday January 19, 2011 at 6:30 p.m.

Pamla J. Starkey
recording secretary