

Starke County Plan Commission  
Regular Meeting  
November 19, 2014

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & trustee; Kathy Norem, commissioner; Bryan Cavender, councilman; Rita Berger, Jeff Fosler, Denise Thomas, Betty Dotlich, citizen members; Martin Bedrock, commission counsel; and Pamla J. Starkey, clerk/secretary. There were (5) five visitors present.
- III) Approval of the minutes of the October 15, 2014 meeting and public hearings:
  - ◆ Mr. Fosler made a motion to approve the minutes as written, seconded by Mr. Chaffins. Motion carried (8-0)
- IV) Continued Public Hearing to consider an amendment to the private road, Riviera Court, in Cedar Pointe Park Sub & Cottage Corner Pointe Sub in Section 13, California Township. Petitioner being Julie M. Workman.
  - ◆ Public hearing is postponed until next scheduled meeting
- V) New and Old Business
  - ◆ The Anchorage at Bass Lake
    - Mr. Don White was present to explain the paperwork that showed that the homes were Townhomes not Condominiums and showing that they are parceled off and their own legal descriptions was not turned into the Assessor's Office or the Plan Commission Office but was recorded and just wanted to make sure he didn't need to do anything else. He also stated that they went back to the Board of Zoning Appeal and had the wording changed from Condominiums to Townhomes
    - After discussion by the board Mrs. Norem made a motion to agree with the Starke County Board of Zoning Appeals findings, seconded by Mr. Chaffins. Motion carried (8-0)
  - ◆ Two Mile Jurisdiction
    - Mrs. Dotlich thought that this should be on the agenda because she didn't think it was decided as to who is to be doing the demolition permits, but realizes that it has been resolved.
    - Mr. Bedrock and Mr. Estok stated that the County will be doing all demolition permits in the two mile jurisdiction.
  - ◆ Administrative Appeals Process
    - Mrs. Norem stated that she thinks that the appeals process with the inspector and contractor's dispute should go before the commissioners and would like the boards' opinion.
    - After discussion by the board it was agreed that the appeals should go to the Starke County Commissioners so the fee will need to be removed from the fee schedule.
    - Mrs. Norem made a motion to remove the fee for the Administrative Appeal to Board of Zoning Appeal, seconded by Mrs. Dotlich. Motion carried (8-0)
- VI) Tech Committee Meeting
  - ◆ Mrs. Dotlich explained what was discussed. (Those minutes are attached to original minutes)
- VII) New and Old Violations
  - ◆ Violations were not discussed as Mr. Stephenson was sick and did not have them ready.

Mr. Estok asked the board how they would like to collect payments when a special assessment is attached to the violator's taxes for unsafe structures/properties. His suggestions were to have it paid in full or make partial payments.

After discussion by the board Mr. Chaffins made a motion to set a standard of collecting payments in the full amount, seconded by Mrs. Berger. Motion carried (8-0)

Mr. Armstead asked what is being done with Keith Gerrards property. Mr. Bedrock stated that we will have to take the next step.

There was also discussion regarding the Clemmons property.

Mrs. Dotlich made a motion to set Gerrard & Clemmons properties for public hearings on our January meeting, seconded by Mr. Chaffins. Motion carried (8-0)

Mrs. Norem let the board know that the County Extension Board will appoint a resident of the county to replace Chad Rushing, not more than (1) one year, to set on the plan commission board. Then the plan commission will appoint that person to the Board of Zoning Appeal Board.

With no further business, Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Cavender. Motion carried (8-0)

#### **THERE WILL NOT BE A MEETING IN DECEMBER**

The next scheduled meeting will be held on Wednesday, January 21, 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