

Starke County Planning Commission
Regular Meeting
November 20, 2013

- I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary & citizen member; Kathy Norem, commissioner; Dennis Estok, surveyor; Roger Chaffins, trustee; Chad Rushing, extension educator; Betty Dotlich, citizen member; Mary Bendt, city advisory member; Martin Bedrock, counsel; and Pamla Starkey, clerk/secretary. There were (8) eight visitors present.
- II) Approval of the minutes of the October 16, 2013 meeting:
 - ◆ Mr. Chaffins made a motion to approve the minutes as written, seconded by Mrs. Cultice.
Motion carried (8-0)
- III) New Business
 - ◆ Part Time Inspector
 - Mrs. Starkey let the board know that Mr. Stephenson has been off for health reasons.
 - Mr. Householder was present regarding a certificate of occupancy permit. The board said that he could move in and the certificate of occupancy will be issued at a later time. Mr. Householder asked if he could have something in writing. Mr. Bedrock stated that he could have a copy of the recorded meeting. Mrs. Starkey stated that she would have a copy ready for him by Thursday afternoon.
 - Mrs. Norem let the board know that the commissioners have posted notice to hire a part time inspector and have asked Mr. Warner to inspect all electrical work and have tried to call Ms. Hoppe to perform mechanical (gas) inspections. Mr. Warner stated that he will do the electrical inspections until Mr. Stephenson can resume working.
 - Mr. White suggested that they contact Mr. Montgomery to do inspections until they can hire someone. Mrs. Norem stated that she would.
 - Mrs. Norem also stated that they discussed contracting with either Pulaski or Marshall County Inspectors.
- IV) Old Business
 - ◆ Manufactured Housing Ordinance
 - Mrs. Dotlich stated that the State Ordinance states that any mobile home made after 1976 is now called manufactured homes not mobile homes.
 - There was a lot of discussion regarding having a licensed set crew being the only ones to be allowed to set the homes.
 - After more board discussion, Mr. White made a motion to have a public hearing on February 19, 2013 to remove line (3) three of 6-12-3-2-3(H) of the Manufactured Housing Ordinance, seconded by Mr. Estok. Motion carried (6-1-1) Mrs. Dotlich against and Mrs. Norem abstained.
- V) New and Old Violations
 - ◆ EZ Kamp Grounds, Debra Huff
 - Ms. Huff stated that the campers were gone as of October 15, 2013 and is not opening back up until April 1st and has a couple of people interested in purchasing the property.
 - Mrs. Dotlich stated that she has received more complaints and there have been lights on in the back, also asked about the addition that was built.
 - Ms. Huff stated that there shouldn't be any lights on as she has the electric shut off in the back and she was told that they didn't need a permit as long as it was not attached.

- Mrs. Starkey stated that if it is larger than (100) one hundred square feet, you will need a permit.
 - Ms. Huff said that she will be in to get the permit.
 - ◆ Geraldine Clemons, 1480 W. 450 S. North Judson
 - Mrs. Starkey stated that we sent her a letter and daughter responded and said the Ms Clemons is in the nursing home and they will board up the house and decide what to do when Ms. Clemons passes. Mrs. Starkey also let the board know that Ms. Clemons did pass away about a week ago.
 - Mr. Ingram was present regarding this problem stating that Mr. Singleton, health department, condemned the property about (3) three years ago. He also stated that there are people breaking in the house and threatening his family and the police have been called and nothing has been done. There is also a dwelling that needs to be condemned in the back as well.
 - Board decided that the inspector will need to go out to property and get pictures and paperwork ready for a public hearing
 - ◆ John Knight, Property was sold to neighbor
 - ◆ Cheryl Harnois, 2033 N. 700 E. Grovertown: Semi Van Trailers
 - Mrs. Starkey stated that Ms. Harnois called and said that she will remove (1) one of them and does have plates for the other ones.
 - Neighbors , Mr. & Mrs. Gay were present and stated that there are more than (3) three trailers there and they are using them for storage which is not allowed, and they have sales out of them.
 - Board agrees that they do not think they are allowed. After discussion by the board, Mrs. Dotlich made a motion to have the Attorney write a letter giving them (15) fifteen days to remove all semi van trailers, seconded by Mrs. Norem. Motion carried (7-1) Mr. Estok against.
 - ◆ Wayne & Laura Laucis, Property located on the north side of US 30 west of 1100 E. Unsafe Building.
 - Mrs. Starkey stated that Mrs. Dotlich brought in this complaint regarding a burnt construction trailer on the property. Mrs. Starkey also stated that we received a letter from Mr. Laucis stating that the fire was started by an arsonist and is still under investigation and can not do anything until he is he receives a release from the State.
 - ◆ C & C Salvage, Report from Mr. Bedrock
 - Mr. Bedrock stated that it is set for a hearing next week. He has also talked to Mr. Hurley, Campbells counsel who is going to see about getting a continuance. Mr. Bedrock stated that he told Mr. Hall that Mr. Campbell is to be paying a fine per day for every day he continues to conduct business.
 - ◆ Vicians, Mr. Bedrock set hearing for November 25, 2013 at 11:15
 - ◆ Zaval, Report from Mr. Bedrock
 - Mr. Bedrock contacted Mr. Giesler, who said that the property is being sold and buyer is aware that the structure will need to be removed.
- VI) Tech Committee Report
- ◆ Mrs. Dotlich stated that the will be working on the RV Ordinance
- VII) End of the month reports

Mrs. Dotlich made a motion that if the inspector finds the (2) two buildings on the Geraldine Clemons properties to be unsafe that we hold a public hearing at the January 15, 2014 meeting, seconded by Mrs. Cultice. Motion carried (8-0)

After more discussion on the Harnois property, Mrs. Dotlich made a motion to have Mr. Bedrock to set court date if not removed within the (15) fifteen days, seconded by Mrs. Norem. Motion carried (8-0)

With no further business, Mrs. Cultice made a motion to adjourn the meeting, seconded by Mr. White. Motion carried (8-0) The next scheduled meeting will be held on Wednesday, **January 15, 2014** at 6:30 p.m.

THERE WILL NOT BE A DECEMBER MEETING.

Pamla J. Starkey
Clerk/Secretary