

Starke County Plan Commission
Regular Meeting and Public Hearings
February 14, 2024

- ❖ **Call to Order** - President Jackson called the meeting to order at 5:30 p.m.
- ❖ **Pledge of Allegiance** - Led by President Jackson
- ❖ **Roll Call:** Todd Jackson, president and citizen member; Mark Allen, vice-president, trustee; Howard Bailey, councilman; Phil Woolery, extension educator (Absent); Charles Cheseck, commissioner; Matthew Lawrence, citizen member (Absent); Denise Cultice, citizen member; Isaiah Collins, citizen member; Thomas Schouten, Surveyor; Justin Schramm, commission counsel; Wallace (Boz) Williams, building commissioner; Robby Blodgett, code enforcement officer; and Mary Beever, administrator. There were (18) visitors present.
- ❖ **Approval of the minutes**
 - Member Cheseck made a motion to accept the minutes from the January 10, 2024 meeting as written, seconded by Member Schouten. Motion carried 6-0.
- ❖ **PUBLIC HEARING** - to consider a subdivision request by Bob Aloï with Territorial Engineering LLC, to make a subdivision with 4 lots in an R-2 zoned district near Koontz Lake, on property owned by Arthur Borelli and described as follows: Pt N ½ SE S12/T34/R1, 4.49 acres, Parcel number 75-03-12-401-015.000-009, located at E South St. Walkerton, IN 46574 (East of 11733 E South ST. Walkerton, 46574).
 - Mr. Aloï from Territorial Engineering stated that it's proposed to be a 4 lot R-2 zoned subdivision, he went on to state that per our district restrictions the minimum requirement for road frontage in with public sewer is 70'ft and that the lots will exceed that with 87.5' ft. of frontage. He went on to state that the minimum square footage for a lot is 10,000 sqft in R-2 and that they exceed that as well with ½ of an acre for each lot. He went on to show the board the plat with the proposed lots and explained the drainage for them. He added that according to KLRSD standards that each of those lots will have to have their own sewer hook-ups. He went on to add that the KLRSD had already signed off on the plans for connections to the sewer.
 - President Jackson asked if there were any comments from the public on this matter.
 - Audience member Peterson asked who'd be building these houses and what kind would they be. He went on to ask if they'd be single family or duplexes.
 - Mr. Aloï stated that they are designed for single-family homes on these lots. He went on to add that the homes would have to meet the minimum requirements of the county.
 - Mr. Peterson went on to state that he and his neighbors all have a lot of money tied up in their properties and that they don't want to see people cutting through their properties to use the lake.
 - President Jackson asked Mr. Aloï if these get lake access or not.
 - Mr. Aloï responded and stated that these lots do not get lake access.
 - President Jackson then responded to Mr. Peterson and stated that it would then be a police matter or criminal matter from what his concern was and that he'd have to trespass them.
 - Audience member Nolan asked what size houses are being planned and asked for the specs of them.
 - President Jackson asked P.C. Admin. Beever what the minimum sqft would be.
 - P.C. Admin. Beever stated the minimum would be 800 sqft in an R-2 zoning.
 - Audience member Peterson asked who exactly would be building these houses.
 - President Jackson asked Mr. Aloï if the homeowners would be building the houses.
 - Mr. Aloï stated that the developer actually plans to build the homes as of now.
 - President Jackson asked if the developer is Mr. Borelli
 - Mr. Aloï answered yes.
 - President Jackson stated that Mr. Borelli would be the one building the houses.
 - Audience member Peterson asked if they could be 800sqft.
 - President Jackson answered that is our minimum size requirements for R-2 zones so yes.
 - Audience member Peterson asked if these are going to be rental houses.
 - Mr. Aloï stated he didn't think he needs to answer that question because it's not part of the ordinance.
 - President Jackson stated that is not something that is required for this and this is just the subdivision aspect.
 - Audience member Brumm asked how many 800sqft homes can fit on one lot.
 - President Jackson answered one dwelling per parcel is allowed.
 - Audience member Brumm asked how many acres he has there to build on.
 - President Jackson and Mr. Aloï answered and stated a little over two acres.

- Audience member Peterson asked how many lots this was going to be.
- President Jackson stated four.
- Audience member Peterson asked how big each lot will be.
- President Jackson stated a little over a ½ acre.
- Audience member Brumm asked if he'd be able to put two homes on one.
- President Jackson answered no, he'd only be able to build four homes.
- Audience member Brumm asked about entrances and exits from the roads and where those would be.
- Mr. Aloï stated that there would be no developed or dedicated road to access these properties and that it would just be from South Street. He went on to state that lot 4 has a dedicated road in Rices addition but it's never been developed. He went on to state the intended access is off of South Street.
- Audience member Brumm asked where on South Street.
- President Jackson stated that each lot would have a driveway from South Street to the home on the intended parcel.
- Audience member Brumm asked where would a street go that would go into that development off of South Street.
- Mr. Aloï stated to his belief that is not a requirement of the Planning Commission. He went on to state that the access could be anywhere in the 87.5 feet for each lot.
- Audience member Peterson stated so they can do whatever they feel like doing then.
- Mr. Aloï answered no, they still have to meet the requirements of the county.
- President Jackson stated that they have to meet the area requirements and home size requirements for the R-2 zoned districts. He went on to state that beyond that the ordinance requires 70 ft. of road frontage and these will have 87.5 ft of road frontage. He then added that they can put there driveways anywhere they want on the 87.5ft of frontage to their property.
- Audience member Nolan asked and stated that there is no lake access right and that is to be understood by whomever is buying these lots.
- President Jackson agreed and stated that will be up to the developer to inform whomever he sells these properties to that there is no deeded lake access with these properties.
- Audience member Nolan asked if they'll have to put in all their own new sewer lines and if they'd hook into theirs.
- Mr. Aloï stated that the way that's laid out is that there is one lift station per every two homes. He went on to state that they'll be putting in two new lift stations for the four lots.
- Audience member Nolan asked what the proposed time line of this would be if it's approved.
- President Jackson stated that would be upto the developer. He went on to advise everyone that the board is only making sure that the requirements for a subdivision are being met. He went on to state that they give a recommendation of yes or no to the Commissioners on the subdivision and then it's up to the Commissioners whether or not they approve it.
- Vice-President Allen made a motion to close the public comment portion of the hearing. Seconded by member Cultice. Motion carried 6-0.
- Board Discussion
- Member Schouten made a motion to accept the subdivision request by Bob Aloï with Territorial Engineering LLC for Eagle View Estates as presented to the board. Vice-President Allen seconded that motion. Motion carried 6-0.

❖ **PUBLIC HEARING** - to consider an ordinance amending the Starke County unified Zoning Ordinance to allow for the distillation and storage of spirits within Agricultural (Ag) Zoned districts in Starke County, State of Indiana.

- Audience member Roy Anderson was present to explain his intent with wanting this ordinance. He went on to state that he went over the proposed ordinance and that he would like to have somethings changed in it regarding the fire suppression. He then explained that in Article 2, section 1(a) for Distilled Spirits Storage Buildings, that he'd like to see the acreage changed from 40 acres to 10 and that a fire suppression system should only be needed if the barrels are to exceed 600. He went on to discuss with the board the state reasoning behind these changes.
- President Jackson stated that he believes changes to it would take longer and suggested that applying for a variance for these changes may be the easier faster route.
- Attorney Schramm stated that this ordinance is allowed to have changes made to it because it's a new ordinance that has not ever been codified in our county. He went on to include some background on where he obtained some of this information to initially propose this ordinance to the board.
- Mr. Anderson also gave background information on this subject and stated that once you get into larger number of barrels is when the fire suppression systems are needed.

- President Jackson asked if they did decide to change the number of acres if they'd have to have another public hearing the following month.
- Attorney Schramm answered no that the board can make a recommendation subject to modifications.
- President Jackson asked if there were any questions/comments/or concerns from the public.
- Audience members R.Lee & D. Lee stated that they are in favor of the ordinance
- Audience member Perren from SCEDF stated that she is in favor as well and advised the board that she believes it will bring people and business to our community. She went on to state that the SCEDF fully supports this project Mr. Anderson is proposing.
- Audience member D. Lee stated that Mr. Andersons project is low impact to the neighbors and other residents of Starke County and will bring a lot of interest and future possibilities to the county.
- Councilman Pearman stated that he believes Mr. Anderson will be a good neighbor and that he is excited for the project. He went on to add that it will be something different for Starke County and will help us be unique.
- Vice-President Allen made a motion to close the public comment portion of the public hearing. Seconded by member Collins. Motion carried 6-0.
- Board Discussion
- Member Bailey made a motion to approve the ordinance amending the Starke County unified Zoning Ordinance to allow for the distillation and storage of spirits within Agricultural (Ag) Zoned districts in Starke County, State of Indiana with the amendment of Article 2, section 1(a) for Distilled Spirits Storage Buildings, that the acreage requirement be changed from 40 acres to 10 and that a fire suppression system should only be needed if the barrels are to exceed 600. Seconded by member Cheseck.
 - President Jackson asked Mr. Anderson & Attorney Schramm about fire suppression through the state.
 - Attorney Schramm stated that the state and federal permitting is much more arduous with their requirements.
 - Mr. Anderson added that the state requires fire suppression is required in very large storage areas. He went on to state that it is actually left to the county to decide what "large" is. He added that in Bardstown that it is required for brickhouses, and brickhouses generally store upwards of 50,000 barrels.
 - President Jackson took a vote on the motion proposed from by member Bailey. Motion carried 6-0.

❖ **Code Enforcement Officer report**

- **Joshua Whitfield** – 6751 S Lombardy Ln. Knox, IN 46534
 - Code Enforcement Officer Blodgett stated that she sent a certified letter of written notice of infraction and that it was returned with multiple delivery attempts and asked what her next step should be.
 - President Jackson asked if it was returned because he didn't sign it or because he doesn't live there?
 - Code Enforcement Officer Blodgett stated that it's in the ordinance process to send the fine.
 - P.C. Admin. Beever stated that per our ordinance she sends the written notice and fine through the mail certified. She went on to state then after that it gets turned over to Attorney Schramm if they don't respond.
 - President Jackson asked if it was returned because he didn't sign it or because there is no one there at the residence.
 - Code Enforcement Officer Blodgett responded that there are people that live there, but they just never signed for it.
 - Attorney Schramm stated that is still considered good service if they declined.
 - P.C. Admin. Beever added that they made three attempts.
 - Member Bailey asked what their offense was.
 - President Jackson stated Environmental Public Nuisance.
 - P.C. Admin. Beever showed the board some pictures of the letter returned to sender that was sent certified and of the property.
 - President Jackson stated then it moves on to Attorney Schramm.
- **Jerry Tolson** – 8920 S US 35 Monterey, IN 46960
 - Code Enforcement Officer Blodgett stated that they are continuing to make \$100.00 monthly payments on the fine.
- **Timothy Howard** -4351 S SR 39 North Judson, IN 46534.

- Code Enforcement Officer Blodgett stated that she received a complaint about the property and that she put a notice on the door of it. She went on to state that the owner contacted her and stated that he'll be putting up a privacy fence and that she will re-check on the property on 3/8/2023. She added that he also requested to be on the agenda for next month to come in and talk to the board about the lumber he has stored on his property.
- Member Bailey added that he drove past the Tolson property and was impressed on much it was cleaned up and stated it looks really good.
- ❖ **New/Old Business & Violations**
 - **Online Permitting**
 - P.C. Admin. Beever stated that the commissioners did approve the funding for the online permitting, and that she has been working with Iworq's to get that up and running. She went on to state she is having weekly meetings to get that going for the electric, gas, and contractor registrations. She went on to state that the person she's been working with thinks that it should be up and running in around a month's time.
 - President Jackson asked if when this gets up and running if there will be a notification of some sort that will be put in the paper to let people know about it.
 - P.C. Admin. Beever responded that she could do that.
 - President Jackson asked about any building projects if they'd still have to come into office for those.
 - P. C. Admin. Beever responded yes for now. She went on to explain that later on there is room to expand though in those types of permits but for now it will only be electrical, gas, and contractor registrations online.
 - **Noakes Update**
 - P.C. Admin. Beever stated that he still isn't making payments and that he quit making them in October and we didn't have a November or December meeting, and that we need Attorney Schramm to advise us on this.
 - A board member asked Attorney Schramm if he knew how much he still had left to pay.
 - P.C. Admin. Beever responded that he's paid a little over \$1000.00, and that she's unsure what the total was at this time.
 - Attorney Schramm stated that he'll send him a letter and proceed from there.
 - Member Schouten asked if this is the gentleman that fell in the rear last year.
 - P.C. Admin. Beever answered no that this is for the campground out by Bass Lake.
 - President Jackson added that it's the campground out by Bass Lake where we had made an agreement with him to make monthly payments for failure to proper permits and there was a fine issued.
 - P.C. Admin. Beever stated he's been doing great up until now.
 - **Mike Garba – 315 E. Toto Rd. Knox, IN 46534**
 - P.C. Admin. Beever stated that she needed some clarification on the previous motion that was made to double the fine.
 - President Jackson clarified that this is the old Weinburg store that was demo'd and that the concrete had not been removed.
 - Attorney Schramm asked if it was discussed at the January meeting if there was a motion made then.
 - P.C. Admin. Beever stated no that it was tabled in January until they could talk to you.
 - President Jackson stated that they talked about fining him the full amount and the fines and fees along with pulling the contractors licenses and bond.
 - P.C. Admin. Beever showed the board the pictures of property and stated that it's been cleaned up however he didn't remove any of the concrete and refuses to remove it.
 - Attorney Schramm responded and stated that the next step would be to take him to court due him not complying with the order.
 - Member Schouten made a motion for Attorney Schram to move forward legally in this matter. Member Chesek seconded the motion. Motion carried 6-0.
 - **Tom Decola – 1 dwelling per parcel**
 - Audience member Decola stated that he owns 6 parcels in Railroad township and that on three of them have unlivable dwellings on them. He went on to state that he is wanting to merge those properties in to one so that he'd have one tax ID number with one legal description. He went on to state that he was told that he can't because only one dwelling is allowed per parcel in the county. He added that these homes are unlivable according to the definition of a dwelling. He stated that the structures on the property are dilapidated structures that don't meet the definition of a dwelling. He then added that he was wanting to add them together into one tax ID number and legal description so that he can clean up his survey. He went on to add that he had a demo permit for the property but he needs to re-up his demo permit for the property so he can get one demo permit for the property instead of

four. He went on to say that makes no sense to get four when the property is all chopped up. He went on to state that he is requesting to be able to merge the six parcels into one parcel so he can then get one demo permit.

- P.C. Admin. Beever stated that regardless if it was one parcel or six he'd still need a demo permit for each structure so he'd still need four.
- President Jackson asked why the dwellings are classified as unlivable.
- Audience member Decola stated that they do not have plumbing, electrical hook-up, or windows. He went on to add that he started demoing the porches and removing the sheds. He added that there are two unlivable dwellings, an unlivable trailer, and a burned down dwelling that the foundation needs removed.
- President Jackson asked if at one time these were livable dwelling with septs and stuff like that.
- Audience member Decola responded yes.
- P.C. Admin. Beever showed the board on the mapping system the parcels that had the unlivable dwellings on them. She went on to explain the parcels to the board where their locations are.
- Audience member Decola stated that there are six parcels and he's wanting to merge them into one. He went on to say he's removed some of the trash from them and the porches and that like the foundations he's going to need to get an excavator for. He added that he'd like to put all under one demo permit again. He also stated he'd like to get a stake survey.
- Member Bailey asked if his intentions are to clean the whole property.
- Audience member Decola responded yes and he wants to get it under a new legal description and get stakes in the ground from a survey so he can get an excavator out there.
- President Jackson asked him what his timeline is for this.
- Audience member Decola responded with one year.
- President Jackson stated that a demo permit is only good for 30 days.
- Audience member Decola added he thought it was one year.
- P.C. Admin. Beever stated that the reason he can't merge these together is because there is nothing stopping him from getting a remodeling permit and making these unlivable dwellings into livable dwellings. She went on to say that each of these parcels needs the dwellings taken off of the parcels first. She also added that a demo permit would need to be obtained for each dwelling. She then went on to state that if he was to do this then there would be no issue with him combining these parcels.
- President Jackson asked so essentially if they were merged and then he decided to remodel them then he'd have four dwellings on one property.
- P.C. Admin. Beever agreed.
- Member Collins asked how much a demo permit is.
- P.C. Admin. Beever answered and stated that for these it would be \$50.00 per permit because utilities have been disconnected for more than 2 years.
- Audience member Decola stated that the dwellings don't meet the Starke county definition of a livable structure.
- President Jackson responded stating that they have the potential to be livable dwellings. He then went on to ask the board for their thoughts on this.
- Bldg. Comm. Boz stated that he thinks they all need to come down or we need to start the unsafe building procedure with them.
- Audience member Decola stated that he would then ask the board to condemn the property, because he's not going to remodel them.
- President Jackson stated that we don't have the ability to condemn them.
- P.C. Admin. Beever answered no but they are unsafe structures that he has brought to the board's attention now.
- President Jackson added that an unsafe structure can be brought back up to where it's safe again.
- P.C. Admin. Beever agreed.
- Bldg. Comm. Boz stated yes but then it's a dwelling.
- Vice-President Allen asked Atty. Schramm what our next step would be.
- Attorney Schramm asked what's to stop him from demoing all these properties and then merging them.
- P.C. Admin. Beever stated there isn't anything stopping him from doing it that way, he just doesn't want to do it that way.
- Audience member Decola stated that engineeringly speaking that there needs to be stakes in the ground to notify the excavator driver where the property lines are. He went on to add that the whole boundary of the property is questionable.
- Bldg. Comm. Boz added that has nothing to do though with whether you have a dwelling on there or not.

- Audience member Decola stated then that's a two phase operation to take the structure down and then come back and clean up the boundary. He added that there is fencing on two sides of the property.
- President Jackson stated that the board doesn't really care about the boundary, they care about the unsafe structures. He went on to state that you need to demo the structures not the fence. He then added that if wants to do the fence he can do that later one on his own dime. He went on to ask P.C. Admin. Beever so the structures need to come down first.
- P.C. Admin. Beever answered yes.
- Attorney Schramm stated that he was unsure why doing it the opposite way would hurt.
- President Jackson stated that he's wanting to do it that way because he only wants to get one demo permit.
- Bldg. Comm. Boz stated no that's not right he'd still have to get a demo permit for each structure.
- P.C. Admin. Beever added that per the ordinance you are only allowed to have one dwelling per parcel.
- Attorney Schramm stated that to circumvent this issue would be just to demo them.
- President Jackson responded yes, correct he just needs to get them all down first before he combines them.
- Audience member Decola stated that they are not dwellings again.
- Bldg. Comm. Boz responded saying they were
- President Jackson added they can be again and that is the issue. He added that some one could go in and do the right remodel. He went on to say we can't have multiple dwellings on one parcel, so essentially all the dwellings need to come down according to ordinance before they can be combined into one parcel.
- Attorney Schramm agreed with this.
- Audience member Decola stated he was thinking you would want to have a survey done and then have the laborers come in to demo it instead of having the laborers come in and then do a survey. He added he wanted it established properly before any contractual labor work begins on it. He added that he believes this is reasonable and proper, considering he belies the definition of a dwelling is being stretched.
- Attorney Schramm asked Mr. Aloï in the audience (from Territorial Engineering) his opinion on the matter.
- President Jackson stated that anyone who goes in with an excavator should be a professional and knows where the property lines are and that they work in a small area.
- Mr. Aloï responded that it would cost him more for the survey this way he wants to do it in his opinion.
- President Jackson asked the board if they want to allow Mr. Decola to combine all these properties before the structures on them are down, or do we want to keep the parcels as they are until the structures are down.
- Member Schouten made a motion that structure needs to be demoed individually and then he can combine the six parcels into one. Member Cultice seconded that motion. Motion carried 6-0.
- Bldg. Comm. Boz asked the board if they could give him a time line when these need to come down, now that it has been brought to our attention that these are unsafe structures. He added that he'd like know when a fine should be placed if the unsafe structures are not down.
- Member Schouten stated he's been out there and took pictures. He went on to express to the board that in his opinion if there are kids in the neighbor hood out there someone could get hurt potentially because Mr. Decola has taken the windows out. He went on to say the board would have a problem and so would Mr. Decola then if someone got hurt. He stated he'd like to see them taken out of there as soon as possible.
- President Jackson asked Mr. Decola for his plan of action and how long it would take. He added that he would only have 30 days with a demo permit per property.
- Audience member Decola answered that he would like to have a year.
- President Jackson stated you only have 30 days on a demo permit.
- Audience member Decola said it's easier to demo the property in the winter time when the vegetation is down. He then added that he has no trespassing signs up and that there are no kids in that area.
- Member Schouten stated he doesn't know if there are kids out there or not and that he was just thinking outside the box and he just doesn't want anyone to get hurt.
- Audience member Decola responded he understands that he's just trying to increase his risk with gas lighters and intelligence community.
- President Jackson asked Mr. Decola if he intends to have a structure down in 30 days from when he gets it.
- Audience member Decola answered that yes if and when he gets a demo permit he'll take it down in 30 days.
- President Jackson asked Mr. Decola if he intends to have it down and the property cleaned up and back to normal in the 30 days.
- Audience member Decola answered yes, but he's not planning on applying for that anytime soon.
- President Jackson asked when he'd be starting on his first structure.

- Audience member Decola stated he'd like to get it started sometime by next winter.
- Member Schouten asked Mr. Decola so you want to wait a year from now to get started.
- Audience member Decola responded yes, because he has to get it surveyed. He went on to say he'd really like to get it surveyed because he wants to uproot trees as well.
- President Jackson stated that the deal is we have an unsafe building ordinance. He went on to add that either we're going to come out there and start fining you for unsafe buildings or start taking them down and get them cleaned up immediately. He went on to state that now that it's been brought to their attention that they can't ignore it. He went on to say that from his stand point you have 30 days to get a dwelling down with a demo permit and he'd like to see the first one down in three months from today, otherwise the board will have to start taking action with the unsafe building ordinance.
- Audience member Decola asked what the recourse is with unsafe buildings.
- President Jackson stated that the fines are per structure and go up to he believes \$5700.00. He went on to tell Mr. Decola that they are willing to work with him as long as he's giving them some proof that he's working on it by getting the demo permit within the first three months and getting them cleaned up.
- Audience member Decola added that this past year he's been removing trash off of it and he's planning on taking a fence and a shed down as well as a lean-to.
- Member Collins asked how long he's owned the property.
- Audience member Decola responded maybe three or four years.
- Member Collins asked if it was like this when he bought it.
- Audience member Decola answered yes they were unlivable as soon as he bought it.
- President Jackson asked the board if they wanted to make a motion for activity to be started there.
- Member Cheseck agreed that three months sounded reasonable.
- President Jackson asked Mr. Decola if he could get one down every three months with permits.
- Audience member Decola answered yes, but he'd like more time than that.
- President Jackson stated that the board will start fining him if he doesn't get them down.
- Audience member Decola asked if there are any circumstances similar that the board can hold him to. He then asked if there are any other unsafe building structures that are in Starke County that the board has committed to fining somebody and what type of time frame was provided to them. He added that he wants to be given an equitable standard of time.
- President Jackson added that leans get placed on properties if no action is taken. He went on to state that we go through the unsafe building ordinance and if you don't react to it then leans will get placed on all the properties.
- Audience member Decola asked if they have experience in doing that with other owners.
- President Jackson stated that Attorney Schramm does.
- Audience member Decola asked how long the board generally gives to rectify something.
- President Jackson answered thirty days.
- Attorney Schramm added that he believes its no less than 30 but possibly up to 60 and he'd have to look at the statute.
- President Jackson stated that the board is trying to work with him and that if he shows good faith and gets one down in the next three months then they'll give him another three months to get the next one down and so forth. He added if not then they'll have to start the unsafe building process with fines and put leans on your taxes. President Jackson then asked the board if they were good with that and if anyone would like to make a motion.
- Member Cultice made a motion that Mr. Decola needs to take down one structure every three months with the necessary demo permits for a total of 12 months.
 - President Jackson added that the board will need him in every three months to provide proof to the board and that the Code Enforcement Officer will be checking on it. He asked the board if anyone wanted to second the motion.
 - Member Cheseck seconded the motion. Motion carried 6-0.

➤ **Claude Tunis – Worker's Compensation Exemption**

- President Jackson asked if Mr. Tunis was present.
 - Mr. Tunis was not present.
- P.C. Admin. Beever stated that Mr. Tunis is a contractor in the county and that as her and Bldg. Comm. Boz have been working together that they have found that they have a group of contractors that don't feel they need to get an exemption form from the state. She went on to state that they'll get insurance and a bond but they don't carry worker's compensation coverage and then never turn in an exemption certificate from the state. She added that

she'll give them a form in the office but then she never gets the certificate back from them. She went on to state that Mr. Tunis is saying he doesn't need an exemption form through the state. She then added that our ordinance for registering as a contractor requires a certificate of insurance, worker's compensation insurance, and a bond. She went on to say that if they don't have it then we require a waiver through the state. She went on to add that he did not want to comply with this, and wanted to ask the board why he needed to do this.

- President Jackson stated if he doesn't want to comply then we should pull his registration with the county and if he does any jobs in the county to fine him.
- Member Schouten made a motion that if he doesn't comply to pull his contractor registration with county. Member Cultice seconded the motion. Motion carried 6-0.

❖ **End of the month**

- Board reviewed the reports from January 2024

❖ **Next Scheduled Meeting-** will be Wednesday, March 13, 2024 at 5:30 p.m.

❖ **Adjournment-**With no further business, Member Cultice made a motion to adjourn the meeting seconded by Member Schouten. Motion carried 6-0.

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 Wednesday 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.

❖ **Approval of the minutes at the March 13, 2024 meeting**

- Member Schouten made a motion to accept the minutes from the February 14, 2024 meeting as written, seconded by Member Schouten. Motion carried 6-0.

Mary W. J. Beever
Administrator