

Starke County Plan Commission
Regular Meeting and Public Hearings
January 10, 2024

- ❖ **Call to Order** – Vice-President Allen called the meeting to order at 5:30 p.m.
- ❖ **Pledge of Allegiance** - Led by Vice-President Allen
- ❖ **Roll Call:** Todd Jackson, president and citizen member (Absent); Mark Allen, vice-president, trustee; Howard Bailey, councilman; Phil Woolery, extension educator; Charles Cheseck, commissioner; Denise Cultice, citizen member, Isaiah Collins, citizen member (Absent); Thomas Schouten, Surveyor; Justin Schramm, commission counsel (Absent); Wallace (Boz) Williams, building commissioner; Robby Blodgett, code enforcement officer; and Mary Beever, administrator. There were (4) visitors present.
- ❖ **Reorganization of the Board**
 - President – Member Cultice made a motion to appoint Todd Jackson to this position, seconded by Member Schouten. Motion carried 6-0.
 - Vice-President - Member Cultice made a motion to appoint Mark Allen to this position, seconded by Member Cheseck. Motion carried 6-0.
 - SCEDF - Member Bailey made a motion to appoint Denise Cultice to this position, seconded by Member Cheseck. Motion carried 6-0.
 - Building Commissioner- Member Cultice made a motion to appoint Wallace (Boz) Williams to this position, seconded by Member Cheseck. Motion carried 6-0.
 - Plan Comm. Admin. - Member Cultice made a motion to appoint Mary Beever to this position, seconded by Member Schouten. Motion carried 6-0.
 - Plan Comm. Counsel - Member Woolery made a motion to appoint Justin Schramm to this position, seconded by Member Cultice. Motion carried 6-0.
- ❖ **Approval of the minutes**
 - Member Schouten made a motion to accept the minutes from the October 11, 2023 meeting as written, seconded by Member Cheseck. Motion carried 6-0.
- ❖ **Code Enforcement Officer report**
 - **Jerry Tolson** – 8920 S US 35 Monterey, IN 46960
 - Code Enforcement Officer Blodgett stated that they are making \$100.00 monthly payments on the fine.
 - **Gary Litzkow** – 2300 E. Toto Rd. Knox, IN 46534
 - Code Enforcement Officer Blodgett stated that he has passed away and that P.C. Admin Beever is working with the family on this.
 - P.C. Admin Beever stated that the family is in the process of setting up an estate and once they've done that they will be redeeming it from the tax sale and then cleaning it up.
 - Member Schouten asked if they had till October to redeem it from the tax sale.
 - P.C. Admin Beever responded yes, she believes October 11, 2024.
 - **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.
 - **Storage Units Near Me LLC** – 3120 S US 35 Knox, IN 46534
 - Code Enforcement Officer Blodgett stated that the property is all cleaned up and the file is closed now.
 - **Pamela Combs** – 2560 S. 650 W. North Judson, IN 46366
 - Code Enforcement Officer Blodgett stated the property is all cleaned up and the file is closed now.
 - **Melissa Moore** – 11013 Ostego Ln. Walkerton, IN 46574
 - Code Enforcement Officer Blodgett stated the property is all cleaned up and the file is closed now.
 - **Coty Woods** – 5740 S 250 W. North Judson, IN 46574
 - Code Enforcement Officer Blodgett stated the property is all cleaned up and the file is closed now.
 - **April Roberts** – 8722 S Sycamore Moterey, IN 46960
 - Code Enforcement Officer Blodgett stated the property has been purchased and transferred to a new owner Joe Peterson on 11/20/2023 and the new owner has rented a dumpster for the final clean up of the property.
 - **Olivia Lynn McIntire** – 2055 E. 150 S. Knox, IN 46534
 - Code Enforcement Officer Blodgett stated the property is all cleaned up and the file is closed now.
 - **PZinkInvestment Group LLC** – 2860 W. SR 10 North Judson, IN 46366.

- Code Enforcement Officer Blodgett stated that they are in process of selling the property, and that she will keep them updated on that.
- Member Cultice asked who had been doing the work out there recently.
- Code Enforcement Officer Blodgett stated that the owners have been.
- Member Cultice asked about the person living in the camper behind it.
- Bldg. Comm. Boz stated that if the new person buys it he'll give them so long to get off the property, and that he's dealt with a similar situation like this before.
- Member Schouten added that he talked to the potential buyer also and said he's going through the state to make sure there isn't any potential waste in the underground tanks.

❖ **New/Old Business & Violations**

➤ **Resignation letter from Member Lawrence**

➤ **RV Ordinance update**

- P.C. Beever stated that it was published November 16, 2023 and that as of December 16, 2023 it went into effect.

➤ **Noakes Update**

- P.C. Admin. Beever stated that he has quit making payments and that a payment has not been made for November, December, or January; she went on to say that the last payment was made in October.
- Member Cultice stated he's 3 months behind.
- Member Bailey asked how much his payments are usually for.
- P.C. Admin. Beever stated it's usually \$150.00 per month.
- Member Bailey asked how long he has to make them for.
- P.C. Admin. Beever responded until the judgement is paid, and that he's probably got half paid or a little more than half at this point.
- Member Bailey stated that we should send him a letter then.
- Bldg. Comm. Boz stated that Justin should be the one to send a letter.
- P.C. Admin. Beever agreed and stated that it's an order that has already been filed with the court.

➤ **Mike Garba – 315 E. Toto Rd. Knox, IN 46534**

- Vice-President Allen asked if anything had changed.
- P.C. Admin. Beever stated that she needed some clarification mainly from Justin on this one, but since he's not here it'll have to wait.
- Member Shouten made a motion to table the Mike Garba situation till next meeting, seconded by Member Cultice. Motion carried 6-0.

➤ **Clinger – Animal Ordinance**

- P.C. Admin. Beever stated that a gentleman on 50 S. almost to county line came in about the animal ordinance. She went on to explain that a complaint about him having a goat that was jumping on a propane tank was made to the office and a letter was sent out to him because he did not have the acreage or the set back requirements to have any livestock. She went on stating that in turn he came in and made a complaint about the neighbor having too many cars on his property. She went on to state that Code Enforcement Officer Blodgett went out and checked on this property then and the cars were plated and nicely organized so there was nothing we could do about that. She went on to say that he's been very adamant that he wanted to come to the meeting, and he's been in the office probably 3-4 times. The gentleman then showed up the night prior to the park board meeting; she went on stating that he was continually getting the meeting date and time confused.
- Member Bailey asked if the goat was really causing the neighbor problems.
- Code Enforcement Officer Blodgett stated that she really didn't think so and that she feels it's more of a civil matter.
- P.C. Admin. Beever stated that she believes there has been some sort of dispute between the two of them and that they are just going at each other.
- Member Cultice asked if they just moved in there or if they've been there a while.
- P.C. Admin. Beever stated she thinks he's been there for a while. She went on to state that this morning she was left a voicemail from this gentleman stating he no longer wants to pursue the issue and he is not coming to the meeting.
- Member Cultice stated he should put up a privacy fence.
- Member Bailey stated that if the guy complaining about the goat isn't complaining anymore we don't have an issue anymore.
- Bldg. Comm. Boz stated that he did get rid of the goat.

- Code Enforcement Officer Blodgett stated that yes, he got rid of the goat but he still wanted to complain.
- Member Bailey asked what the property was zoned.
- P.C. Admin. Beever stated it's zoned Ag.
- Member Schouten asked how many acres he needed to have one.
- Vice-Chairperson Allen responded it's two acres.
- Bldg. Comm. Boz stated that we are going to bring this ordinance in front of them soon so that it's black and white because it's too vague.

➤ **Kliendinst update – 11932 E. South Ave. Walkerton, IN 46574**

- P.C. Admin. Beever stated that there was a ruling made on that back in December that Atty. Schramm e-mailed her. She went on to state that the judge basically ruled in the Counties favor. She went on to state that one of the neighbors called asking when we were going to tear the deck down. She added that Atty. Schramm advised her that they most likely will appeal the decision and that currently we need to wait till there time runs out to appeal before we do anything.

❖ **Other Business**

➤ **Proposed Ordinance for DISTILLATION AND STORAGE OF SPIRITS**

- P.C. Admin. Beever informed the board that they will be getting a proposed ordinance from her in their e-mails here soon for the distillation and storage of spirits in Ag. zoned districts.
- Audience member Anderson gave his intentions on the making of his products and the needs that the particular industry requires for a distillery.
- Member Bailey asked if he's moving along with all of his federal and state permitting.
- Audience member Anderson answered yes. He went on to explain more of the process of getting his DSP.
- Member Schouten asked if it would be a good idea for the Planning Commission board to meet with the Commissioners to do the whole process at once.
- P.C. Admin. Beever responded that is how it has to go because the Commissioners have to have their own public hearing on it.
- Audience member Pearman stated that Atty. Schramm has stated that this is a living document and changes can be made.
- Member Chesek stated that he believes that the Commissioners want to see something like this moved forward.
- Member Schouten stated that he was just wanting to know if a joint board meeting was needed.
- Bldg. Comm. Boz stated that Chairperson Jackson had brought that up to him the other day on the phone He went on to state that he would be all for it.
- Audience member Pearman added that this could be adjusted later on for retail activity and he went on to state that the reason for Ag zoning is so that the county has more authority opposed to commercial or industrial zonings that would have more federal regulations then.
- Member Schouten stated that he believes that we want to keep it more local than federal.
- Audience member Anderson added that initially where they will be located that they will not want visitors there. He went on to state that then in the city is where like an outlet store would be located where they can sell merchandise and products. He went on to state that selling and manufacturing in the same location would much harder.
- Member Schouten agreed with this.
- Audience member Anderson went on to state that is what they do in Bardstown, KY. They keep the selling of merchandise and product separate from the manufacturing. He went on to give some examples of this.
- Vice-Chairperson Allen asked where he'd be located at.
- Audience member Anderson stated on 1025 E. in Grovertown.

➤ **Annual Report for 2023**

- P.C. Admin. Beever read the Annual Report.
- Member Cultice made a motion to accept the annual report with the corrections notated during reading it, seconded by Member Chesek. Motion carried 6-0.

❖ **End of the month**

- Board reviewed the reports from October, November, & December 2023.

- P.C. Admin Beever added that she revised one of the reports and added some more information on to it.

❖ **Online Permitting**

- The Board reviewed the information regarding online permitting.

- P.C. Admin. Beever stated that she has been working with the permitting company they use about this for a while now. She went on to state that many counties around us are currently doing online permitting. She then went over the information regarding the online permitting contract and letters of recommendation that she has received from several contractors regarding the online permitting. She went on to add that she also e-mailed the contract to Atty. Schramm and he didn't see any issues with it either. She then asked the board if they thought this is something that she should take before the Commissioners for approval and funding.
- Member Cultice informed the board that all of her stuff is online now even.
- P.C. Admin. Beever stated that this is just the way things are currently going.
- Member Cultice asked if they'd have the option to pay with a credit card over the phone.
- P.C. Admin. Beever stated that they will have a link to pay online with a credit card through our current credit card system that we currently use and that there would be a convenience charge with it.
- Member Cultice asked if it would help cut down on the traffic flow into the office a bit.
- P.C. Admin. Beever stated that she thinks it would be very convenient for some of our contractors. She went on to respond yes and state that initially it would be mainly electrical permits and that is the main permit applied for. She then went on to state that she would like to set up a public station eventually in the office where people would be able to apply for their permit right in the office, if there is a lot of people waiting in line for a permit. She went on to give an example of this that happened recently in the office.
- Member Cultice made a motion to approve P.C. Admin. Beever moving forward with the Online Permitting to as the Commissioners for approval and funding for the application, seconded by Member Schouten. Motion carried 6-0.

❖ **Next Scheduled Meeting-** will be Wednesday, February 14, 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 February 14, 2024 meeting**

- Member Chesek made a motion to accept the minutes from the January 10, 2024 meeting as written, seconded by Member Schouten. Motion carried 6-0.

Mary W. J. Beever
Administrator