



DEPARTMENT OF PLANNING AND BUILDING
STARKE COUNTY PLANNING COMMISSION
53 East Mound Street, Knox, IN 46534
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RESOLUTION 2026-PC-06
A RESOLUTION OF THE STARKE COUNTY PLAN COMMISSION
CONCERNING A PROPOSAL TO AMEND TEXT OF THE STARKE
COUNTY ZONING ORDINANCE

WHEREAS: The Starke County Board of Commissioners wishes to make certain changes and amendments to the Starke County Zoning Ordinance affecting the Plan Commission, said proposal identified as 2026-PC-06; and

WHEREAS: A public hearing was held on **July 8th, 2026**, at **5:30 p.m.** concerning this matter by the Starke County Plan Commission; and

WHEREAS: Notice was provided according to law concerning said public hearing; and

WHEREAS: The Starke County Plan Commission passes and adopts this Resolution to make the following findings and recommendations.

NOW, THEREFORE, BE IT RESOLVED BY THE STARKE COUNTY PLAN COMMISSION AS FOLLOWS:

1. That attached hereto as **Exhibit “A”** is **2026-PC-06**, the Certified Proposal to Repeal the 2016 Fee Schedule and Adopt the **2026 Starke County Planning and Building Department Fee Schedule** to be effective January 1, 2027.
2. That in considering the above amendments, the Starke County Plan Commission has given due consideration:
 - a. To be consistent with the Comprehensive Plan regarding the efficient administration of County services;
 - b. To ensure fees are compatible with the actual **administrative and inspection costs** incurred by the Department due to inflation and increased regulatory requirements;
 - c. To provide for the responsible fiscal management of Starke County Government.
 - d. To ensure strict compliance with the non-reverting fund and permit review deadline mandates established by HEA 1001 (2026).

The Starke County Plan Commission finds that the above-stated reasons are sufficient to support the amendments as set forth above.

3. That Notice of said public hearing was provided by the Starke County Plan Commission in accordance with **IC 36-7-4-604**, via publication in *The Leader* newspaper.
4. That the Starke County Plan Commission hereby certifies and forwards this Resolution to the Starke County Board of Commissioners with a **favorable recommendation**.

**PASSED AND ADOPTED BY THE STARKE COUNTY PLAN COMMISSION THIS
8TH DAY OF JULY, 2026.**

STARKE COUNTY PLAN COMMISSION

**Mike VanDeMark
Plan Commission Chair**

ATTEST:

**John McCurrie III
Plan Commission Secretary**

ORDINANCE NO. 2026-_____

AN ORDINANCE REPEALING THE 2016 PERMIT FEE SCHEDULE AND ADOPTING A NEW SCHEDULE OF FEES FOR THE STARKE COUNTY PLANNING AND BUILDING DEPARTMENT

WHEREAS, the Board of Commissioners of Starke County, Indiana ("the Board") previously adopted a fee schedule for location improvement permits and inspections on September 22, 2016;

WHEREAS, the cost of providing professional planning, zoning, and building inspection services has increased over the last decade;

WHEREAS, the Starke County Plan Commission has recommended a revised fee schedule to ensure that the Department can continue to operate effectively and protect the health, safety, and welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF STARKE COUNTY, INDIANA:

SECTION 1: REPEAL OF PRIOR ORDINANCES The Fee Schedule Ordinance adopted on September 22, 2016, and any other prior ordinances or parts thereof in conflict with the provisions of this Ordinance, are hereby repealed in their entirety.

SECTION 2: ADOPTION OF NEW FEE SCHEDULE The Board hereby adopts the "**Starke County Planning and Building Department Fee Schedule (Effective 1 January 2027)**," attached hereto as **Exhibit A** and incorporated herein by reference.

SECTION 3: ESTABLISHMENT OF NON-REVERTING FUND AND DEADLINE COMPLIANCE

1. **Creation of Fund:** There is hereby confirmed and directed the utilization of a dedicated, non-reverting account known as the *Starke County Planning and Building Department Non-Reverting Fund*. All revenues generated by the fees adopted via Exhibit A shall be deposited directly into this fund.
2. **Restricted Use:** The funds contained therein shall be used strictly to defray the actual administrative, processing, software, equipment, personnel, and inspection costs incurred by the Planning and Building Department. In accordance with state law, these funds shall not revert to the County General Fund at the close of any fiscal year but shall remain dedicated to the Department's operational cost recovery.
3. **Statutory Deadlines and Refunds:** The Department shall process all permit applications in accordance with the timelines and procedures established under the *Ordinance Establishing Procedures for Residential Permit Review, Plan Examination, and Inspections in Starke County* (Ordinance No. 2026-14). In the event the Department fails to meet a mandatory review or inspection timeframe, any fee refunds, component

waivers, or applicant "pivots" to private providers shall be executed strictly pursuant to the allocation formulas defined in Sections 3 and 4 of that ordinance.

SECTION 4: COLLECTION AND ENFORCEMENT

- **Permit Requirement:** No person shall perform any construction, alteration, or remodeling work in the unincorporated areas of Starke County without first paying the fees prescribed in Exhibit A and obtaining the required permit.
- **Penalty for Non-Compliance:** As stipulated in Exhibit A, any person proceeding with work without a permit shall be subject to a penalty equal to **triple** the standard permit fee.
- **Fines:** The specific fines and penalties for violations (including Failure to Request Inspection and Violation of Stop Work Orders) listed in Exhibit A are hereby codified as enforceable civil penalties.

SECTION 4: SEVERABILITY If any provision or fee within this Ordinance or Exhibit A is held to be invalid by a court of competent jurisdiction, the remaining provisions and fees shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from and after **January 1, 2027**, and following its publication as required by law.

PASSED AND ADOPTED BY THE STARKE COUNTY BOARD OF COMMISSIONERS

This ____ day of _____, 2026.

Mike VanDeMark
President

Donny Binkley
Member

Charles Chesak
Member

ATTEST:

Michaelene Houston
Starke County Auditor

