



DEPARTMENT OF PLANNING AND BUILDING
STARKE COUNTY PLANNING COMMISSION
53 East Mound Street, Knox, IN 46534
Office: 574-772-9133 | plancomm75@starke.in.gov

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:

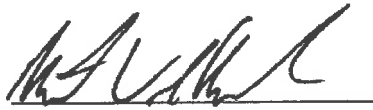
1. That attached hereto as **Exhibit "A"** is **2026-PC-06**, the Certified Proposal to Repeal the 2016 Fee Schedule and Adopt the **2026 Starke County Planning and Building Department Fee Schedule** to be effective January 21, 2027.
2. That in considering the above amendments, the Starke County Plan 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

A handwritten signature in black ink, appearing to read 'Mike VanDeMark', written over a horizontal line.

**Mike VanDeMark
Plan Commission Chair**

ATTEST:

A handwritten signature in black ink, appearing to read 'John McCurrie III', written over a horizontal line.

**John McCurrie III
Plan Commission Secretary**

ORDINANCE NO. 2026-20

**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. Z1

**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 20th day of July, 2026.

Mike VanDeMark
President

Donny Binkley
Member

Charles Chesak
Member

ATTEST:

Michaelene Houston
Starke County Auditor



DEPARTMENT OF PLANNING AND BUILDING
STARKE COUNTY PLANNING COMMISSION
 53 East Mound Street, Knox, IN 46534
 Office: 574-772-9133 | plancomm75@starke.in.gov

FEE SCHEDULE
 EFFECTIVE AS OF January 1, 2027

PERMIT FEES:

Permit fees apply to all new construction and all alterations, repairs, and remodeling.

No person, company, or corporation shall perform or cause to be performed any work on or in the unincorporated areas of Starke County without obtaining in advance a permit from the Planning and Building Department.

Where a person shall unlawfully proceed to do any work or construction without a required permit, the permit fees shall be **TRIPLED** as a penalty. The payment of such penalty shall not release the person in default from any other penalties hereafter provided.

New Single Family Dwelling (Fees include one <u>OPEN</u> deck when constructed with the new dwelling as well as initial inspections for all stages of construction.):	Dwelling: \$0.22 per square foot Attached Garage: \$55.00 (When constructed with new residence)
--	--

Multi-Family Units:	\$0.22 per square foot plus \$55.00 per unit over one unit
----------------------------	--

Additions to Living Quarters:	\$0.22 per square foot (Minimum \$110.00)
--------------------------------------	---

Alterations, Repairs, and Remodeling that include structural, electrical, plumbing, or mechanical modifications such as:	\$0.16 per square foot (Minimum \$110.00)
---	---

Fire Damage, Storm-related Damage, Kitchen or Bathroom Remodeling, Total House Renovations, Conversion of Accessory Structures into Living Quarters, and/or similar repairs. No additional fee for adding an open deck at this time.

Commercial/Industrial:	\$0.22 per square foot (Maximum \$5,500.00)
-------------------------------	---

New Construction, Hotel-Motel, Additions, and Remodeling (Over 900 Cubic Feet need State Approval (LxWxH))

Attached Garage (not build at the time of initial construction), Detached Garage, Carport, or Accessory Building and Addition to Garages and Accessory Structures:	200 sq. ft. or less: \$27.50 Over 200 sq. ft.: \$0.16 per sq. ft. (Minimum: \$55.00 / Maximum: \$275)
---	---

Open Decks, Enclosed Decks, Porches:	\$55.00
---	---------

Roof – With Structural Changes:	\$55.00
--	---------

Manufactured Home Placement:	\$0.22 per square foot
-------------------------------------	------------------------

Temporary or Construction Manufactured Home Placement:	\$82.50
---	---------

Per 6-12-3-2-10, Permit shall be issued to an applicant in the process of building a conventional home on a building lot only after a building permit for the dwelling has been issued. Per 6-12-3-3, Temporary approval is not to exceed one (1) year while dwelling is being repaired, rebuilt or constructed.	
Demolition Permit: Dwelling & Accessory Structures: Requires two (2) inspections. Must have receipts for disposal of ALL material, utilities capped and marked and removal of concrete. Land must be brought up to grade and seeded. Asbestos/lead certification required if home was built before 1986	\$110.00 or \$55.00 if gas and/or electric has been disconnected for more than two (2) years.
Swimming Pools - Above-Ground Pools over 100 square feet and In-Ground Pools:	\$55.00
Communication Towers: Commercial or Utility WECS: Non-Commercial or Industrial WECS: Residential WECS: Micro WECS:	\$330.00 \$22,000.00 application fee for each phase and \$1,925.00 per tower \$275.00 per tower \$110.00 per tower
Signs & Billboards: One-time fee for initial placement	\$110.00
Improvement Location Permit Renewal:	Within 30-day grace period: \$27.50 After 30-day grace period: Cost of new permit
No Permit Needed: Roof sheeting and roof replacement with no structural changes; New Driveways; Door, Storm Door, Window or Garage Door Replacement with no change in opening size or structural changes; Painting and Decorating Inside or Outside; Gutter Replacement; Siding; and Concrete or Asphalt Flatwork such as Sidewalks, Patios or driveways; and All Types of Fences.	
Failure to obtain a Location Improvement Permit or Building Permit:	Cost of ILP plus three times the cost of ILP.
Inaccurate Location Improvement Permit or deviation from approved plans:	Double the cost of a new ILP
Failure to obtain Certificate of Occupancy:	Double the cost of the ILP
Failure to request required inspection:	\$275.00 per inspection
Failure to comply with requirement for use of licensed set crew in placement of manufactured housing:	\$2,200

Violation of Stop Work Order or Cease and Desist:	\$1,100 per day
INSPECTION FEES:	
Second and Additional Re-Inspection Fee:	\$110.00
Electrical and Gas Upgrades or New Installations:	\$55.00
Installation and Inspection of Back-Up Generators (All Sizes):	\$55.00
OTHER FEES:	
Business Permits – One time only fee for new businesses:	\$110.00
Contractor Registration: Required for any person who engages in the business of general contracting, roofing, insulation, electrical, plumbing, sewage, masonry, well installation, heating, ventilation, air conditioning, excavating, septic installation, or other ancillary work related to construction.	\$55.00
Annual Contractor Registration Renewal: Registration renewal will be on or before the 365 th day	\$27.50 \$82.50 if not renewed by day 365
Failure to obtain Contractor Registration:	\$550
Subdivision Request: Major	\$550 plus \$16.50 per lot
Subdivision Request: Minor	\$220.00 plus \$16.50 per lot
Petition to Vacate or Amend Subdivision:	\$220
Petition to Rezone Subdivision:	\$220
Non-Commercial Dog Kennel: Animal shelters, humane societies, animal rescue operations (nonbreeding), hobby breeders (those with more than 20 dogs but less than 20 unaltered female dogs that are at least 12 months of age and anyone who breeds at least 75% of their dogs for sporting, service or law enforcement/military purposes. Kennel permits are required for any residence that has more than 4 total dogs.	\$27.50 one-time fee
Commercial Dog Kennel: Kennels maintaining more than 20 unaltered female dogs that are at least 12 months of age.	(Annual Fee) \$82.50 for 21-50 dogs \$220.00 for 51-100 dogs \$330.00 for more than 100 dogs
CAFO/CFO:	\$550.00 Per Structure
Pre-Application Fee:	\$82.50
Board of Zoning Appeal	\$220

Non-Profit Organization:	\$16.50
Copies:	\$0.11
Copy of Ordinance or Discs/Thumb Drives	\$11.00 plus disc/drive
Violations, Fines, and Penalties: The Starke County Planning Commission shall adopt a schedule of fines and penalties for violations of this ordinance. Such fines and penalties shall serve as a standardized method for assessments based on violations as determined by the Planning Administrator or his/her representative. The assessment of such fines and penalties will be utilized in lieu of court action for any violation of this ordinance. In the event that court action is necessary for enforcement of any provision of this ordinance, the fines and penalties as prescribed herein shall apply. Any payment of fines shall be paid to the Starke County Planning Commission. Specific fines and penalties are as described in the above portions of this document. In addition to the fines assessed above when there is a failure to pay or there is a continued violation, the individual will be subject to the provisions of this ordinance which allows the assessment of fines not to exceed \$2500.00 plus attorney fees and costs of enforcement should such legal action be necessary for enforcement.	

Grandfather Provision: All inspections will take place at the level in which construction is currently in effect based on the inspection procedures adopted by the Planning Commission concerning the stage of construction.