

STARKE COUNTY BOARD OF ZONING APPEALS

53 EAST MOUND STREET

KNOX, IN 46534

PHONE: 574-772-9176

MINUTES

November 7, 2018

Chairperson Troike opened the meeting at 5:37 p.m.

I Pledge of Allegiance- led by Chairperson Troike.

II Roll Call- Bob Troike (Chairperson), Don White(Vice-Chairperson), Mark Allen(Executive Secretary)(Absent), Roger Chaffins (Member), Zac Binkley (Member), Martin Bedrock (Attorney), Terry Stephenson (Planning Commission Administrator), and Mary Beever (BZA Recording Secretary).

III OLD/NEW BUSINESS – A special meeting will be held to discuss the property owned by Crossroad Investments LLC. and described as follows: Ne Cor SE SE, 3.18 acres, Parcel number 75-06-03-400-032.000-003, located at 2125 N. US Hwy 35 Knox, IN 46534.

- ◆ Chairperson Troike read the above description of the special meeting.
- ◆ Secretary Beever explained that the health department had been contacted by IDEM about a complaint that they had received about the above listed property. The health department forwarded on the complaint to the BZA due to the BZA granting a variance to open up the tire shop the complaint was about. She went on to state that she had contacted IDEM and reviewed the complaint with them and e-mailed them the information and pictures that they were requesting concerning the property. She also stated that an IDEM representative would be coming out mid to late November to assess the property.
- ◆ Plan Comm Admin. Stephenson stated that part of the stipulations of the variance was not to accumulate tires.
- ◆ Secretary Beever read the following stipulations aloud to the board from the variance granted to Derrick Bacewic on September 20, 2017.
 - Business operating hours are to be Monday through Friday 9a.m. to 5p.m. and Saturdays 9a.m. to 2p.m.
 - No junk cars or tires are to accumulate on the property.
 - Fencing is to be placed within six (6) months of the BZA's decision
 - A fence is to be placed from the building to the north side of the property.
 - A fence is to be place running east/west between the property and Mr. Thompson's property located on the south side of the property.
 - No noisy equipment is to be used outside.
 - In the summer and fall months the garage door may be open.
- ◆ Board discussion between Mr. Bacewic (business owner) and Mr. Hart (property owner), about the plans to clean up the tire shop before an IDEM inspector comes out.
 - Mr. Bacewic and Mr. Hart agreed to cleaning up the tire mess in the next week prior to IDEM visiting.

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- The board advised Mr. Bacewic that he needs to start charging a disposal fee for tires. They also told him that if IDEM gets out here and it's not cleaned up that the BZA will be forced to revoke his variance. Mr. Bacewic was also told to put up a gate to block the view of the pile of tires from the road.
- The board also required him to bring in copies of his paperwork he files with the state to go into his BZA file.
- ◆ Secretary Beever brought up that a BZA board member has missed the last four meetings and that after three missed meetings they are supposed to be replaced.
 - Board discussion
 - The Board advised Secretary Beever to take the issue to Kay and to be put on the next commissioners meeting agenda.

IV With no further business to come before the board Vice-Chairperson White made a motion to adjourn, seconded by Member Chaffins. Motion carried 4-0. The November 7, 2018 meeting adjourned at 6:11p.m. local time. This meeting was recorded and will be on file in the zoning office. The next meeting of the Starke County Board of Zoning Appeals is scheduled for January 16, 2019 the latter of 6:30 p.m. or the conclusion of the Planning Commission Meeting, in the Starke County Government Building, located in Knox, IN.