

Starke County Planning Commission
Regular Meeting and Continuation of a Public Hearing
May 20, 2009

Attendance: Butch Ritchie, president & citizen member; Lee Nagai (late), vice president & citizen member; Michael Reetz, executive secretary & extension educator; Daniel Bridegroom, commissioner; Judy Benninghoff; council person; Dennis Estok, surveyor; Byron Walters, trustee; Jack Hudgens & Richard Singleton, citizen members; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator/inspector and Emily Ferch BZA secretary, filling in for Mrs. Starkey. There were (2) two visitors present.

1. Approval of the minutes of the April 15, 2009 regular meeting and public hearing: Mr. Reetz made motion to approve minutes as written, seconded by Mr. Walters. Motion carried (8-0)
2. New Violations
 - a) Carol Overton, 5191 S. Wesley St. North Judson: Two letters were sent regarding building without a permit and to pay late fee. Ms. Overton was present and addressed the board stating she did not know you needed a permit and doesn't mind paying the \$50.00 fee but doesn't feel she should have to pay the \$150.00 fee. Mr. Hudgens stated that she should go to the Board of Zoning Appeal to appeal Mr. Williams decision and pay a \$50.00 fee to do so. She will need to apply by May 29, 2009 to be heard in June.
 - b) Hugo Presta & Jose Alvarez, 5080 E. 810 S. Knox: Three letters were sent regarding construction of a pole barn and the placement of semi van trailers without applying for the permits and inoperable vehicles on the property. Mr. Presta sent a check for half of the fee but did not fill out the permit. A copy of a permit application was sent and explained to him that it needs to be filled out before we can take his check this was sent two times and had no response. After board discussion, Mr. Reetz made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Hudgens. Motion carried (6-2) opposed Mr. Singleton & Mr. Estok.
 - c) Nicholas Martinez, 4011 E. CR 210 Knox: Two letters were sent regarding cleanup of the property. Mr. Dodge wrote a letter with authority to sue. Mr. Williams sent one more letter giving him until March 15, 2009 to clean up with no response. After board discussion Mr. Walters made a motion to turn back over to Mr. Dodge, seconded by Mr. Singleton. (8-0)
 - d) Roxann Back, 6640 E. 250 N. Grovertown, Two letters were sent regarding inoperable vehicles on the property with no response. After board discussion Mr. Hudgens made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Nagai. Motion carried (9-0).
3. Continuation of Public Hearing to add the Unsafe Building Ordinance: Mr. Ritchie read the changes that he made on the original draft ordinance. Mr. Nagai does not like the idea of any monies collected going into county general and paragraph C in section (5) five should be removed. After board discussion Mr. Hudgens made a motion to accept the Starke County Unsafe Building Ordinance as modified and with the omission of paragraph C in section (5) five, seconded by Mr. Nagai. Motion denied due to 4-5 vote. Nays being, Mr. Estok, Mr. Singleton, Mr. Reetz, Mr. Bridegroom and Mr. Ritchie.

Mr. Estok made a motion to accept the State Unsafe Building Ordinance and take to the Commissioners, seconded by Mr. Singleton. Mr. Hudgens requested that a line be added that the Planning Commission is the authority body.

Motion was amended as to accept the State Unsafe Building Ordinance with the exception of

the enforcing authority being the administrator and the hearing authority being the planning commission. Motion carried (7-2) Nays being Mr. Hudgens and Mr. Nagai.

4. New Business

- a) Monthly report: Mr. Ritchie read the report aloud.
- b) Flood Plain Ordinance: Starke County Commissioners passed the Flood Plain Ordinance July 2008. Planning Commission Administrator is the authority for county. (article 4 sec. A page 14)

5. Old Business

- a) Fee Schedule: Mr. Ritchie read the suggested changes aloud. After discussion for and against the proposal Mr. Reetz made a motion to move the proposed fee schedule to public hearing next meeting, seconded by Mr. Bridegroom. Motion carried (9-0)
- b) Manufactured Housing Ordinance: Mr. Williams took the manufactured housing ordinance to the commissioners and they tabled. There were three things that they did not like, h-1, 4, and i-5 and they would like those three items taken out. Mr. Ritchie suggested to table discussion until paperwork is found. Mr. Bridegroom made a motion to table discussion on the manufactured housing ordinance until proper documentation can be presented to the board, seconded by Mr. Reetz. Motion carried. (9-0)

Mr. Ritchie stated that we as a board should be more strict, listen more and not speak on the radio as the board member without discussion by the board. Mr. Dodge and Mr. Bridegroom spoke on the subject as well.

Mr. Reetz made a motion to adjourn the meeting, seconded by Mr. Walters. Motion Carried. (9-0). Meeting was adjourned at 8:06 p.m.

This meeting was taped and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be held on Wednesday, June 17, 2009 at 6:30 p.m.

Pamla J. Starkey
Recording Secretary