

Starke County Planning Commission
Regular Meeting
October 20, 2010

Attendance: Butch Ritchie, president & citizen member, Judy Benninghoff, executive secretary & councilwoman; Daniel Bridegroom, commissioner; Dennis Estok, surveyor; Richard Singleton & Donald White, citizen members; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator/building commissioner; and Pamla J. Starkey, recording secretary. There was (1) one visitor present.

1. Approval of the minutes of the September 15, 2010 regular meeting and public hearing: Mrs. Benninghoff made a motion to approve minutes as written, seconded by Mr. Singleton. Motion carried (6-0).
2. Violations
 - a) Pete & Alysia Hernandez, 0655 S. SR 23, Knox: Put roof on mobile home without applying for a permit. Mr. Hernandez was present to state his case stating that he did not know he needed a permit for a roof. After discussion of the board Mrs. Benninghoff made a motion to deny the request to waive the fine, seconded by Mr. Bridegroom. Motion carried (6-0)
3. New Business
 - a) Council approved money for part time help (inspector):
 - 1) Get written description of the job into Auditor's office
 - 2) Will need knowledge of the Indiana State Building CodesMr. Ritchie suggested to put together a description and a list of qualifications of the job and bring it to the Tech Committee to look at.
 - b) New Zoning Maps are needed: Board suggests to talk to Mr. Cramer and Territorial Engineering. It was also suggested to talk to the people from WTH GIS. After it is in the computer we may be able to print off of that. Give the board an update next month.
 - c) Copy Machine: Our copy machine is obsolete. They cannot get the part that it needs. Mr. Bridegroom & Mrs. Benninghoff stated that the copy machines, maintenance etc. should come out of the IT budget. Mr. Bridegroom then stated that there is only \$2500.00 in the IT budget for the year of 2011 for copy machines, maintenance and computers. Mr. Ritchie suggested that we talk to Mr. Bombagetti about getting a grant. Mr. Bridegroom & Mrs. Benninghoff stated that they need to have Mr. Smith come to their meetings to re look at his budget.
4. Tech Committee Report
 - a) Complaint Forms: Mr. Ritchie read the complaint procedure to the board. After discussion Mr. Singleton made a motion to adopt the Complaint Procedure with the addition of the word **and** inserted between the word investigation and in on the second line and adopt the complaint form, seconded by Mrs. Benninghoff. Motion carried (6-0) Mr. Ritchie stated to make sure that the IT coordinator get it on the web site.
 - b) Fee schedule for commercial & industrial uses: Currently it is 20 cents per square foot with a maximum of \$5000.00. Their discussion lead them to 20 cents per square foot no maximum. After discussion by the board Mrs. Benninghoff made a motion to amend the Fee schedule for commercial and industrial uses to 20 cents per square foot and waive the maximum fee, seconded by Mr. Estok. Motion carried (6-0)
 - c) Residential portion of the WECS was not discussed and was tabled until next month.
 - d) CAFO Ordinance: Mr. Hudgens, Mr. White and Mrs. Bartoli were asked to bring their recommendations from the previous cafo's that were approved to the meeting. Mr. Ritchie explained that they would like to make a list of items that need to be met and then they would go through the BZA to where they could put provisions on special problems that may occur.

Mrs. Bartoli suggested that the board work on one section at a time such as how deep the concrete should be or setbacks, how the building should be constructed etc. Mr. Ritchie also asked that a copy of the last cafo (N&L Pork) that was approved be ready for the next tech meeting.

e) Dog Kennel Ordinance: A copy of the commissioners minutes of why they did not approve the ordinance that was given to the board members to review. After discussion by the board Mr. Singleton made a motion submit back to the tech committee to establish a cover letter stating where the information is in the ordinance for the commissioners, seconded by Mr. Bridegroom. Motion carried (6-0)

5. Mr. Ritchie read the monthly reports to the board.

6. Violations continued

b) Terry Poznak: Unsafe building located at 10982 E. Cherokee Rd. Walkerton. The property was sold on tax sale on 5-18-10 to Charles & Kathy Haug. We need to wait until they record the tax deed.

c) Darell Keiper, 7651 N. Kickapoo Ln, Walkerton: Unsafe building. Pam called the property preservation office on 9-22-10 and talked to a lady named Cindy. She stated that someone went to the property and is being occupied so they can't do anything. She said that she will send another order and they will call Pam to let her know what is going on, as of today no one has called with any information. Mr. Dodge suggested that we just wait. Mr. Williams will go look at the property. After discussion by the board Mrs. Benninghoff made a motion to table, seconded by Mr. Singleton. Motion carried. (6-0)

d) Marcin Wybranec, 4685 S. 300 E. Knox: Letter was sent on 9-28-10 along with a stamped self addressed envelope for him to sign regarding the accessory building being removed if dwelling isn't started within a certain time. As of today we have not received it back from him. Mr. Bridegroom made a motion to send another letter certified mail with a cover letter attached telling him he only has x amount of days to return the letter or he will face fines up to \$300.00 a day until returned and a law suit will be filed, seconded by Mrs. Benninghoff. Motion carried (6-0).

e) Mr. Yokovich, from San Pierre called and he will be putting on a new roof and also painting the building. He was given 30 days from 10-18-10. Mrs. Starkey will call to let him know he needs a permit. Mr. Singleton made a motion to table until the next meeting, seconded by Mr. Bridegroom. Motion carried. (6-0)

The next Tech Committee meeting will be Thursday, November 4, 2010 at 9:00 a.m. Mrs. Starkey will confirm with Mr. Walters.

Mr. Bridegroom let the board know that the county's insurance company stated that we can not in any way let someone sign off of an inspection without it being inspected by the inspector. Also Mrs. Starkey got a hold of Mr. Rooney from Michigan City per Mr. Hudgens request, and Mr. Rooney was very upset when he was asked about the release form that he uses when he cannot inspect something. He told her that in no uncertain terms has he ever done that nor will he ever do that and wanted to know who told her that.

Mr. Bridegroom stated that the budget has been approved through the county but the state still has to approve it so we may not have the extra help money for the part time inspector. We need to be careful how we advertise for the part time inspector as we may not get the money.

Mr. Estok made a motion to adjourn the meeting, seconded by Mr. Bridegroom. Motion carried (6-0)
Meeting was adjourned at 8:04 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 Wednesday, November 17, 2010 at 6:30 p.m.

Pamla J. Starkey
recording secretary