

Starke County Planning Commission
Regular Meeting & Public Hearing
August 18, 2010

Attendance: Butch Ritchie, president & citizen member; Jack Hudgens, vice president & citizen member; Judy Benninghoff, executive secretary & councilwoman; Daniel Bridegroom, commissioner; Dennis Estok, surveyor; Alan Kurtz, extension educator; Richard Singleton, citizen member; Steven A. Dodge, commission counsel; and Bruce W. Williams, administrator/inspector. There were (2) two visitors present.

1. Approval of the minutes of the July 21, 2010 regular meeting and public hearing: Mrs. Benninghoff made a motion to approve the minutes as written, seconded by Mr. Bridegroom. Motion carried (7-0)
2. Public Hearing to consider rezoning the North Judson Industrial Park from Industrial and Residential 2 to Heavy Industrial to conform the zoning of the land to the needs and purposes of the North Judson Industrial Park. Property is located in Section 16, Wayne Township on the east side of Oakwood Street, (350 W) along the south side of the vacated New York Central Railroad, a total of 58.428 acres more or less. Petitioner being Starke County Development Foundation. Owners being Starke County Development Foundation, Starke County Commissioners, and Charles Vorm. Mr. Weaver was present to explain the reasoning of the rezoning.
Mrs. Benninghoff made a motion to open the public hearing, seconded by Mr. Bridegroom. Motion carried (7-0) With no public comment Mr. Estok made a motion to close the public portion of the hearing seconded by Mrs. Benninghoff. Motion carried (7-0)
Mrs. Benninghoff made a motion to approve the rezoning of the North Judson Industrial Park from Industrial & Residential 2 to Heavy Industrial, seconded by Mr. Bridegroom. Motion carried (7-0)
3. New Business
 - a) Tech Committee Report: Mr. Ritchie stated that they are trying to get in touch with the gentleman in Benton County for the residential portion of the WECS. The fees were approved for the WECS. The commissioners set themselves as the appeals board for the Building Ordinance. Mr. Hudgens is not in favor of the commissioners to be the appeals board. Mr. Bridegroom stated that he was not at the commissioners meeting that night and will look into why the other two commissioners wanted to be the appeals board. They also talked about CAFO'S and Mr. Ritchie asked the board if they wanted to continue with the CAFO ordinance. Mr. Ritchie asked Mr. Williams to check with St. Joe County for their CAFO ordinance.
 - b) Mr. Ritchie read the monthly reports to the board.
 - c) Planning Commission Fee Schedule for commercial & industrial: Mr. Williams would like to change the maximum fee for commercial & industrial from a \$5000.00 to a \$20,000.00 fee. Mr. Dodge stated that the fee for the Board of Zoning Appeal over disagreement in interpretation of the Building Codes by the Zoning Administrator needs to be removed when the state approves the Building Ordinance. Mr. Bridegroom asked if we want to limit the fee to just \$20,000.00. Mr. Estok stated that he thinks the fees should be different between commercial and industrial. Mr. Singleton made a motion to send it to the Tech committee with some investigation on the difference between industrial and commercial as far as an abatement goes and bring it back to the next meeting, seconded by Mrs. Benninghoff. Motion carried (7-0)
4. Old Business
 - a) Building Ordinance was passed by the Commissioners now we are waiting to hear from the State.

- b) Check the minutes on San Pierre old gas station if he was suppose to repair or put on a roof.
5. Violations
- a) Darell Keiper 7651 Kickapoo Ln Walkerton: We mailed letter to Keiper and the letter came back then sent a letter to the mortgage company still no response set a certified letter to address Mr. Dodge gave us and a Terry L wood signed for the letter on 7-30-10 and still no response. There was no time limit given. Mr. Bridegroom made a motion to extend another 30 days, seconded by Mr. Estok. Motion carried (7-0)
- b) June Sutherland Clifford, 5821 E. Manor Dr.: Sent two letters regarding vehicles with no response. Mr. Hudgens made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Singleton. Motion carried (7-0)
- c) Eurrat & Carolyn Saylor, 11115 E. 500 N. Grovertown: Sent letter regarding new fence being constructed to close to the road. Mr. Saylor does not want to move it. Mr. Hudgens made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mrs. Benninghoff. Motion carried (7-0)
- d) Eugnius & Maria Fula, 6610 S. Beach St. Knox: A letter was sent regarding missed inspections on his new construction. Mrs. Benninghoff made a motion to table until next month seconded by Mr. Singleton. Motion carried (7-0) Mr. Dodge stated this is not the planning commissions decision it will be the commissioners decision as they are the appeals board for the building department. Motion and second removed.
- e) John Belork, 4435 E. 500 N. Hamlet: Mr. Dodge explained what is going on with the court case.
- f) Markin Wybraniec 4685 S. 300 E. Knox: Applied for a building permit for a dwelling & pole barn in 2003 and has built the barn but keeps renewing permit for dwelling every year since and has not started the dwelling. Board decided to let Mr. Williams take care of the situation.
- g) Sam & Crystal Singleton, 0345 N SR 23 Knox, Mr. Dodge sent him a letter. Sam called and Mr. Williams told him he needed to either come to the meeting or pay the fine. Mr. Singleton did not show for the meeting. Board agreed to go ahead with the suit.

Next Tech Committee Meeting will be on Thursday September 2, 2010 at 10:00 a.m.

Mr. Estok stated that Mr. Williams send Mr Wybraniec a letter and state that he make another request to the Board of Zoning Appeal.

Mr. Bridegroom told the board that the highway department has an explorer that is in better shape then what Bruce has and they will trade vehicles with Bruce.

With no further business, Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Singleton. Motion carried (7-0)

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, September 15, 2010 at 6:30 p.m.

Pamla J. Starkey
Recording Secretary