

Starke County Planning Commission  
Regular Meeting and Public Hearing  
October 19, 2011

ATTENDANCE: Butch Ritchie, president & citizen member; Daniel Bridegroom, vice president & commissioner; Judy Benninghoff, executive secretary & councilwoman; Dennis Estok, surveyor; Byron Walters, trustee; Alan Kurtz; extension educator; Richard Singleton & Donald White, citizen members; Steven A. Dodge, commission counsel; and Pamla J. Starkey, recording secretary. There was (1) visitor present.

1. Approval of the minutes of the September 21, 2011 meeting and public hearing: Mrs Benninghoff made a motion to approve minutes as written, seconded by Mr. Walters. Motion carried (8-0).
2. Public Hearing to consider revising the Schedule of Fees for the Starke County Planning Commission as they pertain to Commercial and Non-Commercial Dog Kennels: Mr. Ritchie explained what the process is currently and also let the board know that he and a committee that he was working with discussed annual kennel registration fees of \$75.00 for a commercial kennel of 50 or fewer dogs of at least 12 months of age, \$200.00 for 51 to 100 dogs of at least 12 months of age and \$300.00 annual registration fee for 100 plus dogs of at least 12 months of age. For non-commercial, they were broke down into two categories minor non-commercial because of the dog tax that has been imposed minor dog kennel for anything less than 15 dogs was \$20.00 the major kennel for more than 15 dogs was \$30.00. Mr. singleton made a motion to open the public hearing, seconded by Mr. Walters. Motion carried. Mr. Clyde Norem stated that he thinks if the fee is to high the people won't come in and apply like they should. With no other comments, Mr. Singleton made a motion to close the public hearing, seconded by Mr. Bridegroom. Motion carried. (8-0) Mr. White made a motion for an annual fee for Commercial 50 dogs or less, 12 months of age will be \$75.00, 51-100 dogs, 12 months of age will be \$200.00 and 100+ dogs, 12 months of age will be \$300.00 and for Non-Commercial a one time flat fee for the 1<sup>st</sup> year of \$25.00 and will look at fees again in 1 year, seconded by Mr. Walters. Motion carried. (8-0)
3. New Business
  - a) Recreational Vehicle Ordinance: Mrs. Starkey explained that the ordinance that we have now just states that "Recreational vehicles parked on private property shall not be occupied for residential purposes."It does not define what residential purposes are. There are several RV's that are hooked up to utilities and could be used as residences. After discussion by the board Mr. Singleton made a motion to send the recreational vehicle ordinance to the Tech Committee to review, seconded by Mr. Walters. Motion carried.
  - b) Lot sizes at Koontz Lake: Mrs. Starkey explained that right now, for example, at Koontz Lake in an R3 zoned area you need 75' of road frontage and 10,000 square feet of land because there are septs there, when they put the sewers in they will only need 50' of road frontage and 5,000 square feet of land. We have been asked if they get building permits now for new homes and the Health Department allows them to put holding tanks there can they go with the smaller sized lots now. After discussion, the board decided to leave the decision up to Mr. Williams.
  - c) Combining property with more than one dwelling on them. There was a combination of three lots into one lot with a dwelling on each lot. Mr. Ritchie would like Mrs. Starkey to find out why the Auditors office did the combination.
4. Violations
  - a) Mary Gonzalez, 1360 W. Toto Rd. North Judson: Ms. Gonzalez brought in a mobile home,

started a business and a dog kennel without the proper permits. The mobile home has since had a fire but the business and dog kennel are still being conducted. Mr. Williams suggests to send it to Mr. Dodge. Mr. Estok made a motion for Mr. Dodge to write Mary Gonzalez a letter with authority to sue, seconded by Mr. Walters. Motion carried (8-0)

5. End of the Month Reports: Mr. Ritchie read the reports to the board.

Mr. Ritchie let the board know that he will not be here next month and asked the board to decide to have a meeting or not have a meeting in December.

With no further business, Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (8-0) Meeting was adjourned at 7:03 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 November 16, 2011 at 6:30 p.m.

Pamla J. Starkey  
clerk/recording secretary

p.s. There will be a Tech Committee meeting on Friday, November 4, 2011 at 9:00 a.m.