

Starke County Planning Commission
Regular Meeting & Public Hearing
July 20, 2011

Attendance: Butch Ritchie, president & citizen member, Daniel Bridegroom, vice president & commissioner; Judy Benninghoff, executive secretary & councilwoman; Dennis Estok, surveyor; Alan Kurtz, extension educator; Byron Walters, trustee; Richard Singleton, Donald White, & Denise Marks, citizen members; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator/building commissioner; and Pamla J. Starkey, recording secretary. There were 28 visitors present.

1. Approval of the minutes of June 15, 2011 regular meeting and public hearing: Mr. Bridegroom made a motion to approve minutes as written, seconded by Mr. Walters. Motion carried (9-0)
2. Old Business
 - a) Dog Kennel Ordinance: Mr. Bridegroom stated that he brought the draft ordinance that a committee prepared to the planning commission office as soon as he received it, which was the day before the meeting and does not know who was on the committee. Mr. Ritchie let the public know that we would not take public comment as the public portion of the hearing has been over for at least (3) three years and the ordinance just keeps going back and forth to the commissioners and the planning commission. After some discussion Mr. Estok made a motion to send the Dog Kennel Ordinance back to the tech committee to review, seconded by Mr. Walters. Motion carried (9-0) Mr. Ritchie suggest to the public that they have 5 or 6 people come to the tech committee meeting to review the ordinance with them. The next Tech Committee meeting will be held on August 4, 2012 at 9:00 a.m.
 - b) National City Bank: 16-33-1 Pt N ½ NE 4.84 acres, property address: 8780 E. 75 N. Knox. Mr. Williams and Mr. Matt both gave permits for dwelling, Mr. Dodge was to write to National City Bank and to the City of Knox Council. Mayor Chambers sent an email stating that he didn't know what Mr. Matt was thinking and wanted to know if the recorders office had an updated map of the two mile jurisdiction. Mr. Williams stated that the state statute states that you only need a legal description **or** a map and there is a legal description recorded but not a map. Mr. Dodge did write a letter to National City Bank and talked to Mr. Matsey, counsel for the City of Knox. The board members did say that we do need to get the matter of who controls the two mile jurisdiction figured out.
 - c) Randy Coldiron: Mr. Coldiron called Mr. Williams and asked to talk to his boss. Mr. Williams stated that he gave him Mr. Ritchie's number. Mr. Ritchie stated that he tried to explain what needed to be done and told him to call Mr. Dodge. Mr. Dodge stated that Mr. Coldiron has not called him. Mr. Ritchie asked Mr. Williams to go to the property and let the board know exactly what he wants done at the next meeting.
3. Public Hearing to consider revising the schedule of fees for the Starke County Planning Commission as they pertain to Industrial and Commercial structures according to Indiana Code 36-7-4-411: Mr. Ritchie stated that he was contacted by Mr. Weaver to meet with him regarding the fees for commercial/industrial. Mr. Ritchie stated to Mr. Weaver that he is not as concerned with the dollar figure as much as he is with putting an undo burden on the county with additional inspections that we would have to undertake or possibly hire an engineering company to do the inspections. Mr. Weaver told him that the Department of Homeland Security for the state would not charge the county but would charge a one time fee of \$7500.00 to the builder. Mr. Ritchie stated that Mr. Williams told him that since we were recognized by the state that we are responsible for everything. A conference call was set with the Department of Homeland Security. Mr. Weaver, Mr. Ritchie, Commissioner Bridegroom, Commissioner Norem, Mr. Williams, and the Auditor contacted Mara Snider. There is one of three things that

can be done, 1. We can do the inspections ourselves and hire an engineering firm to do the inspections. 2. We can jointly inspect it with the state at fees we do not know yet and 3. The commissioners can pass a resolution asking the state to fully do inspections. The fee from the state would be \$7500.00 cap. Mr. Weaver stated that the commissioners did pass a resolution for the State of Indiana to do the inspections for only the facility in Hamlet Indiana. Mr. Bridegroom made a motion to open the public hearing, seconded by Mrs. Benninghoff. Motion carried (9-0). Mr. Weaver explained that he contacted many towns and cities and 20 cents per square foot is not an uncommon fee but they did have a cap on the fee. He stated that he is here to see what the fee would be for a location permit, since the county will not be doing the inspections. Mr. Ritchie read the IC 36-7-4-411 aloud. Mr. Weaver stated that in the resolution Homeland Security is requested to but not obligated to allow Mr. Williams to unofficially observe inspections by the Division of Fire and Building Safety for educational purposes only. Mr. Ritchie stated that we are doing this for just this project and we can revise the fees if needed in the future as we are suppose to look at all building fees every July and that we are deciding now what a reasonable fee would be for a location permit for this project. Mr. Dodge asked Mr. Williams what it would cost to provide a location permit for this particular infrastructure. Mr. Williams responded with the figure of \$50.00 with maybe two hours in processing the application. After further discussion by the board Mr. White made a motion to make the cap fee of \$7500.00 for Commercial/Industrial permit. Mrs. Benninghoff made a motion to close the public hearing, seconded by Mrs. Marks. Mr. Estok made a second to Mr. Whites motion. Motion carried (6-3) Mrs. Benninghoff, Mr. Singleton, & Mr. Walters voted against.

4. New Business

a) End of the month reports: Mr. Ritchie read the report aloud to the board.

Mr. Bridegroom let the board know that the Koontz Lake project is ahead of schedule.

With no further business, Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Estok. Motion carried (9-0). Meeting was adjourned at 7:43 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 August 17, 2011 at 6:30 p.m.

Pamla J. Starkey
clerk/secretary