

Starke County Planning Commission
Regular Meeting
August 17, 2011

ATTENDANCE: Butch Ritchie, president & citizen member; Judy Benninghoff, executive secretary & councilwoman; Dennis Estok, surveyor; Alan Kurtz, extension educator; Byron Walters, trustee; Richard Singleton, Donald White, and Denise Marks, citizen members; Steven Dodge, commission counsel; Bruce Williams, administrator/building commissioner; and Pamla Starkey, recording secretary. There was (1) one visitor present.

1. Approval of the minutes of the July 20, 2011 meeting and public hearing: Mrs. Benninghoff made a motion to approve the minutes with the correction of the date of August 4, 2011 not 2012 in part 2(a) of the minutes, seconded by Mr. Walters. Motion carried (8-0).
2. New Business
 - a) Review the Starke County Planning Commission Fee Schedule: Mr. Williams made a few recommendations
 - 1) Board of Zoning Appeal should be raised to cover costs.
 - 2) Mobile Home Placements should be raised to the same as dwellings, the way it is now it costs more to repair or remodel a mobile home then it does to place a new one.
 - 3) Re-Inspection Fees should be lowered to \$25.00.
 - 4) Roof Permit should be removed.
 - 5) Board Of Zoning Appeal over disagreement in interpretation of the Building Codes should go through the county commissioners not the BZA.
 - 6) Commercial or Utility for WECS Mr. Williams stated that he would like to see part of the money go into the Unsafe Building Fund.
After discussion by the board Mrs. Benninghoff made a motion to leave the Fee Schedule as it is for now, seconded by Mr. Estok. Motion carried (7-1) Mr. Singleton voted against.
 - b) End of the month reports: Mr. Ritchie read the reports to the board. It was pointed out that the first two lines should be moved down one on the schedule of fees report.
3. Old Business
 - a) Dog Kennel: Tech committee met with (5) five other people to discuss the ordinance. After discussion it was decided that they would get a one year moratorium to come in and apply for a kennel license beings that they already exist and they will have to actually show proof that they have existed for a period of time, they can't just walk in and start a kennel, and then provided they do that, we will exempt them from this ordinance. We will give them a kennel permit in that one year time period. No one will be exempt. The tech committee will meet with the group again tomorrow, Thursday, August 18, 2011 at 9:00 a.m.
4. Violations
 - a) Randy Coldiron: Mr. Williams stated that nothing has been done. After discussion Mr. White stated that he will go look at the property and report back to the board with what he thinks needs to be done at the next meeting.
 - b) Darlene Beaver : Structure located at 8195 N. S.R. 23, Walkerton was declared unsafe and was to repair or remove structure. Mr. Williams stated that the structure is completely removed.
 - c) Marcin Wybranec, property located at 4685 S. 300 E. Knox: He was to start construction on his dwelling by July 2011 or the pole building will have to be removed. Mr. Wybranec has started construction.
 - d) Monica Elder: Property located at 0475 N. S.R. 23, Knox. They are having church services in a garage and were advised to cease operation. They have a permit to remodel the garage, but not

to turn it into a church. They met with Mr. Williams earlier today and told him that they will do what they have to do and for Mr. Williams do what he needs to do. After discussion by the board, Mrs. Benninghoff made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Kurtz. Motion carried (8-0).

5. Tech Committee Report: Dog Kennel was the only thing that they discussed.

With no further business, Mr. White made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (8-0) meeting was adjourned at 7:45 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 September 21, 2011 at 6:30 p.m.

Pamla J. Starkey
clerk/recording secretary