

Starke County Plan Commission
Regular Meeting and Public Hearing
November 14, 2012

Attendance: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Daniel Bridegroom, commissioner; Dennis Estok, surveyor; Richard Singleton, citizen member; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator & building commissioner; and Pamla J. Starkey, clerk/secretary. There were (7) seven visitors present.

1. Approval of the minutes of the October 17, 2012 meeting and public hearing: Mr. Estok made a motion to approve minutes as written, seconded by Mr. Singleton. Motion carried (5-0)
2. Public Hearing to consider an Unsafe Building located at 6835 E. S.R. 10, Knox, IN. 46534, property owner being Bruno Bujwid: Mr. Williams explained what needs to be done. Mr. Ritchie read the letter that was sent to the property owner. Diane Mihler, daughter of Bruno Bujwid, was present to state her case. She stated that her sister was to contact Mr. Williams last spring and did not. She also stated that a couple by the names of Carl & Tina Rudd are interested in purchasing the property and will make improvements to the property. They would like an extension to the time to get the property in order.
Mr. White made a motion to open the public hearing, seconded by Mr. Bridegroom. Motion carried, (5-0) Mr. Estok made a motion to include the previous comments made to the motion, seconded by Mr. White. Motion carried (5-0)
Mr. White asked if any paperwork was done regarding a purchase agreement. The Mihler's stated that nothing is on paper as of yet, but they can get something in writing and get it to the planning commission office as soon as possible. Mrs. Mihler stated that the potential buyers would like to preserve the dwelling and possibly a couple of the out buildings and intend on removing some of the other structures.
Mr. Singleton made a motion to give Mr. & Mrs. Mihler until the January 16, 2013 meeting which we will have a continuation of this public hearing also some cleanup needs to be done before then and bring the agreement between them and the buyers, seconded by Mr. Bridegroom. Motion carried (5-0)
3. New & Old Business
 - a) Fee Schedule: Mr. Ritchie explained the recommendations that the tech committee discussed. Some changes and additions include commercial permit, detached garage or accessory buildings & ag structures or additions to garages etc., installation of back-up generators, electrical reconnect inspection fee, signs & billboards, non-commercial dog kennels, adding administrative appeals, possibly no permit needed for roofs. Mr. Dodge stated that we need to have a rational reason on what the fees may be in case we have to defend why the fees are what they are. Mr. Williams found a formula from the International Code Counsel on how to figure out the fees for permits. After more discussion it was decided that the tech committee will review fees and hopefully have them ready for the board to look at in January 2013 and have a public hearing in February 2013.
 - b) Review of the recodification of the ordinance: Mr. Dodge let the board know of some of the corrections/changes that he found that need to be corrected. He also stated that he will finish going through the recodification of the ordinance and write them down for the board to review. Mr. Dodge also recommended that Mr. Williams go over the ordinance as well then take it to the tech committee to review. **This tech meeting will be held on Friday, January 4, 2013 at 9:00 a.m. There will also be a Tech Committee Meeting on December 7, 2012 at 9:00 a.m. The Plan Commission will not have a meeting in December.**
4. Old & New Violations

- a) Michael & Jennifer Thomas, 5182 Wesley St. North Judson, IN. 46366: Wait until January.
 - b) Michael & Bonnie Pluta, 7353 N. Hickory Ave. Walkerton: Unsafe building is gone!
 - c) C & C Salvage: Mr. Williams let the board know that the big lot is being cleaned up.
5. End of the month reports were discussed.

With no further business, Mr. White made a motion to adjourn the meeting. Seconded by Mr. Singleton. Motion carried (5-0) The next scheduled meeting will be held January 16, 2013 at 6:30 p.m.

Pamla J. Starkey
clerk/secretary