

Starke County Planning Commission
Regular Meeting and 3 Public Hearings
August 15, 2012

Attendance: Butch Ritchie, president & citizen member; Don White, vice president & citizen member; Denise Marks, executive secretary & citizen member; Daniel Bridegroom, commissioner; Judy Benninghoff, councilwoman; Dennis Estok, surveyor; Byron Walters, trustee; Richard Singleton, citizen member; Steven A. Dodge, commission counsel; Bruce W. Williams, administrator & building commissioner; and Pamla J. Starkey, clerk/secretary. There were (11) eleven visitors present.

1. Approval of the minutes of the June 20, 2012 meeting: Mrs. Benninghoff made a motion to approve the minutes as written, seconded by Mr. Walters. Motion carried (8-0)
2. Public Hearing to consider an amendment to the Covenants of Patterson Estate 3rd by omitting #7” No animals or animal husbandry will be permitted. Only household pets may be kept provided they are not maintained for any commercial purpose and are confined to the owners property at all times”. Mr. Estok made a motion to open the public hearing, seconded by Mr. White. Motion carried (8-0) Amberly Fletcher was present to state her case. Adrian Johnson stated that he is against the request as he is a neighbor and doesn't want to have livestock next to him. Lois Patterson is also against, she stated that she and Jerry put the covenants in for a reason and were put in all (3) three of their subdivisions as the covenants are put in to protect the property values and to protect other property owners. She also stated that the current homeowners knew of the covenants when they purchased the lots. Mr. Estok pointed out that there is acreage all around the subdivisions that could have animals. Mr. Armstead stated that he thinks all kids should be able to be in 4-H.

After more discussion Mrs. Benninghoff made a motion to close the public comment portion of the hearing, seconded by Mr. Walters. Motion carried (8-0)

After discussion by the board, Mr. White made a motion to grant the request to omit covenant #7, seconded by Mr. Estok. Motion carried (8-0)

3. Public Hearing to consider an Unsafe Building located at 7353 N. Hickory Ave. Walkerton, IN. 46574, property owners being Michael & Bonnie Pluta: Mr. Bridegroom made a motion to open the public hearing, seconded by Mr. White.

With no public comment, Mrs. Benninghoff made a motion to close the public comment portion of the public hearing, seconded by Mrs. Marks.

Mr. Williams stated that Mr. Pluta called and stated that he is in the process of getting estimates to demolish and remove the dwelling. Mr White made a motion to declare the building unsafe and remove or rehabilitate, seconded by Mr. Singleton. Motion carried. (8-0)

4. Public Hearing to consider an Unsafe Building located north of 4295 N. 700 E. Hamlet, IN. 46532, owner being Concepcion Zavala: Mrs Benninghoff made a motion to open the public hearing, seconded by Mrs. Marks. Motion carried (8-0).

With no public comment Mr. Singleton made a motion to close the public comment portion of the hearing, seconded by Mr. Walters. Motion carried (8-0)

Mrs. Starkey stated that we did not get the certified green card back to make sure they were properly notified. Mr. Singleton made a motion to table the public hearing until next month, seconded by Mr. Walters. Motion carried (8-0)

5. New Business

a) Planning Commission Fees: Mr. Bridegroom made a motion to table until tech committee review the fees, seconded by Mr. Walters. Motion carried (8-0)

b) Residential Inspection Institute Conference: Mr. Williams stated that he is requesting the boards permission to attend the conference. After discussion by the board, Mr. Estok made a motion to grant Mr. Williams request, seconded by Mr. Bridegroom. Motion carried (8-0)

6. Old Business

a) Review resumes for Plan Commission & Board of Zoning Appeal Attorney: Mrs. Benninghoff made a motion to hold an executive meeting at 5:30 p.m. on September 19, 2012 to discuss the resumes for the Plan Commission and the Board of Zoning Appeal Attorney for 2013, seconded by Mr. White. Motion carried (8-0).

b) Review ordinances: Board decided to review and discuss next meeting.

7. Old & New Violations

a) Debbie Mae Burke, 1360 N. 1025 E. Knox, IN. 46534: Built deck without permit. Ms. Burke came in and applied for permit but did not pay late fee. Mr. Williams wrote another letter stating that she needed to pay late fee and a missed inspection fee. Ms Burke stated that she is not paying late fee and missed inspection fee. After discussion by the board, Mr. White made a motion for Mr. Dodge to write a letter with authority to sue, seconded by Mr. Walters. Motion carried (5-3) Benninghoff, Estok & Singleton against.

b) Clifton & Stella Broadway, property east of 1587 E. South Ave. Walkerton: Sent letters regarding inoperable vehicles. Vehicles have been removed.

c) Clark Emmart, property east of 11871 E. South St. Walkerton: Sent letters to remove inoperable vehicles and parts. Vehicles have been removed and property cleaned up.

d) C & C Salvage: Mr. Dodge gave the board an update.

e) John Belork: Mr. Dodge gave an update, we will not hear anything until after September 15, 2012.

8. End of the month Reports were given to board members.

THERE WILL BE A TECH COMMITTEE MEETING ON SEPTEMBER 7, 2012 AT 9:00 A.M.

With no further business, Mrs. Benninghoff made a motion to adjourn the meeting, seconded by Mr. Walters. Motion carried (8-0)

This meeting was recorded and will be on file in the Starke County Planning Commission Office. The next scheduled meeting will be held on September 19, 2012 at 6:30 p.m. There will also be an executive meeting the same day at 5:30 p.m.

Pamla J. Strkey
clerk/secretary