

Starke County Planning Commission
Regular Meeting and Two Public Hearings
February 20, 2013

- I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president and citizen member; Denise Cultice, executive secretary and citizen member; Kathy Norem, commissioner; Freddie Baker, councilman; Dennis Estok, surveyor; Roger Chaffins, trustee; Chad Rushing, extension educator; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; and Pamla Starkey, clerk/secretary. There were (9) nine visitors present.
- II) Approval of the minutes of the January 16, 2013 meeting and public hearing: Mr. Baker made a motion to approve minutes as written, seconded by Mr. Chaffins. Motion carried (9-0)
- III) Continuation of a Public Hearing to consider an Unsafe Building located at 6835 E. S.R. 10, Knox IN. 46534. Property owner being Bruno Bujwid:
 - ◆ Mr. Rudd was present and explained that they would like to purchase the property contingent on the sale of their property and are trying to make the property safe. He also stated that the sale of his current house fell through.
 - ◆ Mr. Estok made a suggestion to give them a certain amount time to sell their property.
 - ◆ After discussion by the board, Mr. Baker made a motion to extend the deadline to May 15, 2013 for them to have a better chance to sell their property so that they can purchase this property and start the rehab, seconded by Mr. Estok. Motion carried (9-0)
 - ◆ Mr. Ritchie stated that we need to send a letter to the owners letting them know what has been decided.
- IV) Public Hearing to consider amending the Schedule of Fees:
 - ◆ Mr. Ritchie explained to the board what had been discussed previously.
 - ◆ Mr. Estok made a motion to open the public hearing seconded by Mr. White. Motion carried (9-0).
 - ◆ Mr. Weaver, executive director of the Starke County Economic Development Foundation, spoke against the use of the Building Valuation Data until we have better knowledge of how to use it. He believes that the fees might detour businesses from coming to Starke County.
 - ◆ Mr. Pearman, councilman, likes the idea of using the BVD.
 - ◆ After more discussion, Mrs. Dotlich made a motion to close the public portion of the hearing, seconded by Mrs. Cultice. Motion carried (8-1) Mr. Estok against.
 - ◆ Mr. White made a motion to send the schedule of fees to the Tech Committee for revisions, dies with a lack of a second.
 - ◆ After more discussion, Mr. White made a motion to leave the schedule of fees as it is currently, seconded by Mrs. Cultice. Motion carried (5-3-1) 3 against were Mr. Estok, Mrs. Norem, & Mr. Ritchie and Mr. Rushing abstained.
 - ◆ Mr. Ritchie stated that the fees will be reevaluated in July. He also stated to send Mr. Vorm a letter to let him know that his permit fee will be \$20,000.00.
- V) New & Old Violations
 - ◆ Carol Kamba & Clyde Malecki, 3030 S. U.S. 35, Knox, IN. 46534: Sent letter to let them know that Mr. Williams could not release the approval for electric as there is someone living in a camper.
 - Mr. Baker made a motion to send second letter seconded by Mr. Chaffins, Motion carried (9-0)
 - ◆ Keiper, Zavala, Kolasa, and Vician, Unsafe buildings are on hold for now.
 - Mr. Bedrock stated that Mr. Williams was going to work with him on these four violations.

- Mr. Ritchie asked Mr. Bedrock to see if he can look over the files and get the paperwork started to take to court.
- ◆ Michael & Jennifer Thomas, 5182 S. Wesley St. North Judson: Mr. Bedrock wrote a letter with authority to sue, have not had a response.
 - After discussion by the board, Mr. Chaffins made a motion to have Mr. Bedrock file suit, seconded by Mrs. Dotlich. Motion carried (9-0)
- ◆ Debra Jean Huff, 9415 E. 500 N., Grovertown: Letter was sent regarding people living in recreational vehicles and structures built without permits. Ms. Huff responded and Mr. Williams gave her (90) ninety days.
 - Mr. Estok made a motion to have Ms. Huff attend the next meeting to see what her intentions are, seconded by Mr. Baker. Motion carried (9-0)
 - Board also asked Mrs. Starkey to find out what Ms Huff was to have done within the (90) ninety days that Mr. Williams gave her.

VI) Tech Committee Report:

- ◆ Mrs. Dotlich gave report on what the Tech Committee discussed. The board was also given the minutes of that meeting.
 - Mr. Estok declined the nomination to be on the Tech Committee and no one else volunteered to be on the committee, but stated they would help out when they can.
 - Mrs. Norem stated that the tech committee asked the County Auditor to go back (5) five years to see what ordinances have been approved by the commissioners to make sure they were added to the re codification of the ordinance. Mr. Ritchie stated that they might want the Auditor to go back (10) ten years.

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

VIII) New Business

- ◆ Administrator/Building Commissioner Replacement:
 - Mr. Ritchie recommended that the part time inspector, Terry Stephenson, act as interim.
 - Mrs. Starkey gave the board members a copy of a sample posting for the position.
 - Mrs. Norem stated that it is very important to have everything in the job description posted.
 - Mr. Ritchie said to get the job posted where it needs to be posted.
 - Mr. Rushing made a motion to post the position by February 25, 2013 and make the deadline to have resumes in March 15, 2013, seconded by Mr. Baker. Motion carried (9-0)
 - Mrs. Cultice made a motion to hold an executive session at 5:30 p.m. (1) one hour prior to our meeting on March 20, 2013, seconded by Mrs. Dotlich. Motion carried (9-0)

Mr. Dotlich stated that he would like to see a demolition permit required. Mr. Ritchie told him to bring that up in July when we review the schedule of fees. Mr. Dotlich also volunteered his time to help with violations in the county. Mrs. Norem stated that she doesn't think we can allow this because of the liability.

Mr. Armstead made a complaint of trash and trailers on the property of 5655 S. 1100 E.

With no further business, Mrs. Cultice made a motion to adjourn the meeting, seconded by Mr. White. Motion carried (9-0). The next scheduled meeting will be held on Wednesday, March 20, 2013 at 6:30 p.m.

Pamla J. Starkey
clerk/secretary

