

Starke County Plan Commission
Regular Meeting and Two Public Hearings
September 18, 2013

- I) Roll Call: Butch Ritchie, president & citizen member; Donald White, vice president & citizen member; Denise Cultice, executive secretary & citizen member; Kathy Norem, commissioner; Freddie Baker councilman; Dennis Estok, surveyor; Roger Chaffins, trustee; Betty Dotlich, citizen member; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk/secretary. There were (22) twenty two visitors present.
- II) Approval of the minutes of the August 21, 2013 meeting: Mrs. Cultice made a motion to approve the minutes as written, seconded by Mr. Chaffins. Motion carried (8-0)
- III) Public Hearing to consider the approval of a proposed major subdivision to be known as Woodland Shores, consisting of (10) ten lots in Section 6 of North Bend Township. Petitioners and legal owners being Robert & Madalyn Michels. Mr. Craig Batdoff was present to represent the Michels.
 - ◆ Mr. Ritchie read the letter from the BLCD Board
 - ◆ Mr. Baker made a motion to open the public comment portion of the hearing, seconded by Mr. White. Motion carried (8-0)
 - ◆ Mrs. Stolarek asked where the entrance would be to the subdivision and if animals would be allowed. Mrs. Stolarek also asked if it will be part of Boa Shores.
 - Mr. Ritchie stated that all of the lots will use North Street as an entrance to their property, there will not be a new road developed. He also stated that it will not be a part of Boa Shores, and only house pets will be allowed.
 - ◆ With no other public comment, Mr. Baker made a motion to close the public comment portion of the hearing, seconded by Mrs. Cultice. Motion carried (8-0)
 - ◆ After board discussion, Mr. Estok made a motion to forward Woodland Shores subdivision with a favorable recommendation to the Starke County Commissioners for approval contingent upon the final approval of the drainage plat and also the approval of the BLCD sewer utility plan, seconded by Mr. White. Motion carried (8-0)
- IV) Public Hearing to consider the approval of the proposed amendment to the Code of Starke County dated 1991, by replacing Section 6-4 Nonconforming Use Specifications.
 - ◆ Mr. Baker made a motion to open the public comment portion of the hearing, seconded by Mr. Chaffins. Motion carried (8-0)
 - ◆ Mr. Armstead stated that he liked the way it was before.
 - ◆ With no further public comment, Mrs. Cultice made a motion to close the public comment portion of the hearing seconded by Mr. Baker. Motion carried (8-0)
 - ◆ Mr. Bedrock stated that he has already voiced his opinion in previous meetings.
 - ◆ After board discussion Mrs. Dotlich made a motion to forward the proposed amendment with a favorable recommendation to the Starke County Commissioners, seconded by Mr. White. Motion carried (8-0)
- V) Old Business
 - ◆ Commercial/Industrial Fees
 - Mr. Weaver was present to discuss the fees, stating that he believes that the (20) twenty cents per square foot is appropriate, but there needs to be a cap on the fee, especially if the county does not do the inspection.
 - After discussion by the board, Mr. Estok made a motion to keep the fee at (20) twenty cents per square foot for industrial/commercial permits with a cap of (5000) five thousand dollars, seconded by Mr. White. After further discussion, Motion was carried (8-0)

- Mr. Baker made a motion to set the amendment to the fee schedule regarding the fee for industrial/commercial permits for a public hearing next month, seconded by Mr. Chaffins. Motion carried (8-0)
- ◆ Manufactured Home Installers and Manufactured Home Ordinance
 - Mrs. Dotlich stated that she talked to a girl at the state and she wasn't able to answer her question regarding the installation of the manufactured homes and was willing to bring the question up to her board at their meeting in October.
 - Mr. Bedrock stated that the ordinance as written is very confusing.
 - Mrs. Norem stated that she agrees that there needs to be better clarification.
 - After more discussion, Mrs. Norem made a motion to table until the November meeting to get a better interpretation from the state, seconded by Mr. Baker. Motion carried (8-0)
- ◆ Election of a member to serve on the City Plan Commission, in advisory capacities:
 - Mr. Estok stated that he had talked to the state and again it is a very conflicting. There are already (2) two members on their board representing the (2) two mile jurisdiction and wouldn't really need a member from the county plan commission to represent the county. He also stated that no one has really ever followed that part of the ordinance nor has it ever been challenged.
 - Mrs. Bendt, city plan commission member, stated that she feels that it would be very beneficial to have a member from each of the boards to serve in advisory capacities on the (2) two boards and feels that they can stay connected and learn from each other.
 - Mr. Chaffins stated that he feels that if it were anyone but Mrs. Dotlich that would be appointed it would not be a problem.
 - After discussion, Mr. Chaffins made a motion to elect Mrs. Dotlich to serve on the City Plan Commission, in advisory capacities, seconded by Mrs. Norem. Motion carried (6-2) Mr. Estok and Mr. White against.

VI) New and Old Violations

- ◆ John Knight Estate, 11056 E. Iroquois Rd. Walkerton
 - Mrs. Knight was present along with a potential buyer of the property to discuss what could be done with the property.
 - Mr. Bedrock stated that it is too late to discuss anything as it has already been filed with the court and it will be up to the judge to determine what can be done with the property. He also stated that he and Mr. Stephenson went to the property and Mr. Stephenson doesn't believe that it can be repaired as there aren't any footings and would need to be torn down.
 - After more discussion Mrs. Knight was told that she would need to ask her attorney what to do.
- ◆ George Dimitru contacted Mr. Bedrock and stated that the tenant moved out and semi van trailers have been removed.

VII) Tech Committee Report

- ◆ Mrs. Dotlich stated that we have already covered what was discussed.

VIII) End of the month reports were distributed.

With no further business, Mr. Baker made a motion to adjourn the meeting, seconded by Mrs. Cultice. Motion carried. The next scheduled meeting will be held on Wednesday, October 15, 2013 at 6:30 p.m.

Pamla J. Starkey
Clerk/secretary

