

Starke County Planning Commission
Regular Meeting and A Public Hearing
January 15, 2014

- I) Roll Call: Kathy Norem, commissioner; Bryan Cavender, councilman; Dennis Estok, surveyor; Roger Chaffins, trustee; Chad Rushing, extension educator; Jeff Fosler, Denise Thomas, and Betty Dotlich, citizen members; Martin Bedrock, commission counsel; Terry Stephenson; administrator/building commissioner; and Pamla Starkey, clerk/secretary. There were (10) ten visitors present.
- II) Mrs. Starkey introduced (3) three new members to the board, Bryan Cavender, replacing Freddie Baker, Denise Thomas, replacing Butch (Clyde) Ritchie, and Jeff Fosler, replacing Donald White. Mrs. Norem informed the board that Mrs. Denise Cultise has resigned, so we will need to replace her as well.
- III) Approval of the minutes of the November 20, 2013 meeting: Mr. Chaffins made a motion to approve the minutes as written, seconded by Mrs. Dotlich. Motion carried (8-0)
- IV) Appointments:
 - ◆ President
 - Mrs. Norem made a motion to appoint Mr. Estok as president, seconded by Mr. Chaffins, with no other nominations, motion carried (8-0)
 - ◆ Vice President
 - Mrs. Norem made a motion to appoint Mr. Chaffins as vice president, seconded by Mrs. Dotlich, with no other nominations, motion carried (8-0)
 - ◆ Starke County Development Board
 - Mrs. Norem made a motion to reappoint Mr. Estok to the Starke County Development Board, seconded by Mr. Chaffins, with no other nominations, motion carried (8-0)
 - ◆ Plan Commission Counsel
 - Mrs. Norem made a motion to reappoint Mr. Bedrock as commission counsel, seconded by Mr. Chaffins, with no other nominations, motion carried (8-0)
 - ◆ Administrator/Building Commissioner
 - Mrs. Norem made a motion to reappoint Mr. Stephenson as administrator/building commissioner, seconded by Mr. Chaffins, with no other nominations, motion carried (8-0)
 - ◆ Clerk/Secretary
 - Mr. Chaffins made a motion to reappoint Mrs. Starkey as clerk/secretary, seconded by Mrs. Norem, with no other nominations, motion carried (8-0)
 - ◆ Plan Commission representative for the Board of Zoning Appeal
 - Mrs. Norem made a motion to appoint Chad Rushing to the Board of Zoning Appeal, seconded by Mr. Chaffins, with no other nomination, motion carried (8-0) Mrs. Norem made the suggestion to wait until we get our new member to replace Mrs. Cultise before we appoint the second member to the Board of Zoning Appeal. Mrs. Norem also suggested that we have both meetings on the same night. Mrs. Starkey stated that she thought that the commissioners are the ones to appoint the second member to the Board of Zoning Appeal and Mrs. Norem stated that Mrs. Starkey was wrong and that she has looked up the code.
 - ◆ Tech Committee
 - Mr. Chaffins made a motion to keep the Tech Committee the same as before which is Mr. Chaffins, Mrs. Dotlich, Mrs. Norem and Mr. Rushing, seconded by Mr. Fosler, with no other nominations, motion carried (8-0)
 - ◆ County Representative for city

- Mr. Chaffins made a motion to reappoint Mrs. Dotlich to represent the county on the city plan commission, seconded by Mrs. Norem, with no other nominations, motion carried (8-0)
- V) Public Hearing to consider an unsafe Building located at 1480 W. 450 S North Judson & 1500 W. 450 S., North Judson, IN. 46366. Property owner being Geraldine Clemons
- ◆ Mr. Stephenson told the board that he had talked to Mrs. Clemons daughter, Kim Clemons before he got sick, he had told her to board up the dwelling and he would work with her until she could everything situated with her mother, which she did board up the windows. He also stated that we need more consistency with these situations.
 - ◆ Mr. Stephenson also stated that Ms. Clemons requested more time.
 - ◆ Mr. Estok opened the public hearing
 - ◆ Pictures were presented to the board
 - ◆ Mr. Bedrock said that it will take time, legally, to get the property into an estate
 - ◆ Ms. Clemons stated that the property was willed to her daughter
 - ◆ Mr. Estok stated that the back of the property is a mess full of garbage etc. and thinks that they should start cleanup right away.
 - ◆ Ms. Clemons stated that she requested a week of vacation in May to get things cleaned up and doesn't think she can do it before then. Would like until the end of summer to get things done.
 - ◆ Mr. Rushing stated that it doesn't take until the end of summer to find out whether it is able to be saved or not.
 - ◆ Mr. Estok stated that she will need to get the property cleaned up and bring in an estimate from a contractor on how much it would cost to rehab the property within the time the board gives her.
 - ◆ Linda Fort and Roger Fort spoke on behalf of Ms. Clemons.
 - ◆ Mr. Ingram, Mr. Materna and Mr. Dotlich spoke against Ms. Clemons.
 - ◆ Mr. Estok closed the public comment portion of the hearing.
 - ◆ After discussion by the board, Mr. Estok closed the public hearing
 - ◆ Mr. Rushing made a motion to
 - board up the second property,
 - start the cleanup of both properties with dumpsters,
 - Mr. Stephenson is to check on progress in two weeks
 - Ms. Clemons is to meet with a contractor to get estimates to find out if property can be made habitable and bring that information back to the March 19th meeting
 - ◆ Motion seconded by Mrs. Norem. Motion carried (8-0)
 - Mr. Stephenson asked Ms. Clemons if he could go on the property to check on the progress and Ms. Clemons said that he could.
- VI) New Business
- ◆ Flood Plain Ordinance
 - After discussion by the board, Mr. Rushing made a motion to accept the changes made to the flood plain ordinance by Mr. Stephenson and Mr. Bombagetti, seconded by Mrs. Norem. Motion carried (8-0)
- VII) Old Business
- ◆ Part Time Inspector
 - Mrs. Norem suggested that we hire a part time building inspector and treat the position the same as the part time health inspector, which is pay him/her per inspection.
 - After discussion by the board, Mr. Chaffins made a motion to send the part time inspector position to the Tech Committee to review, seconded by Mr. Cavender. Motion carried (8-0)
 - ◆ Manufactured Housing Ordinance

- Mrs. Starkey stated that she just wanted the new members to have a chance to look at what is going for public hearing next month

VIII) New & Old Violations

- ◆ Cheryl Harnois, 2033 N. 700 E. Grovertown: Semi van trailers. Mr. Bedrock sent letter
 - Mr. Bedrock stated that he basically told her she needs to get moving on the problem, which she responded quickly.
 - Mr. Stephenson talked to her and the (2) two trailers that are left will be removed. Ms. Harnois also stated that she will be in to apply for a pole barn permit.
 - Mrs. Dotlich asked if there were any inspections done on the house. Mr. Stephenson stated that he is not sure if inspections were done as Mr. Williams could have performed some, but he has not performed inspections himself.
 - After discussion by the board, Mrs. Dotlich made a motion to have the storage container and trailer removed, seconded by Mr. Chaffins. Motion carried (8-0)
 - After more discussion, Mr. Chaffins made a motion to send letter to set up a date to do inspections, seconded by Mrs. Dotlich. Motion carried (8-0)
 - Mr. Gay asked questions regarding Ms. Harnois filling in the ditches and Mr. Estok directed him to the people he would need to talk to.
- ◆ C & C Salvage, US 35
 - Mr. Bedrock stated that a hearing was set, but his attorney asked for a continuance and it was granted.
- ◆ Vicians
 - Mr. Bedrock stated that we went to court and the judge ordered removal of structure by noon of April 4, 2014 and ordered to pay court costs and a fine of \$250.00.

IX) Tech Committee Report: They did not meet

X) End of the month reports were reviewed for the months of November and December 2013.

XI) End of the Year Reports were reviewed. Mrs. Dotlich questioned having replacement permits and does not think we should, and also thinks that we need to have something for the property owner to sign stating that they know that they have to remove the old dwelling. Tech committee will look into it.

With no further business, Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Cavender. Motion carried (8-0) The next scheduled meeting will be held on Wednesday, **February 19, 2014.**

Pamla J. Starkey
Clerk/secretary