

Starke County Planning Commission
Regular Meeting
August 20, 2014

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & trustee (late); Kathy Norem, commissioner (late); Bryan Cavender, councilman; Chad Rushing, extension educator; Rita Berger, Jeff Fosler, Denise Thomas and Betty Dotlich, citizen members; Mary Jane Bendt, city representative for county; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamela J. Starkey, clerk/secretary. There were (4) four visitors present.
- III) Approval of the minutes of the June 18, 2014 meeting and public hearings:
 - ◆ Mrs. Dotlich made a motion to approve the minutes with the addition of Mary Bendt being present in the roll call, seconded by Mr. Fosler. Motion carried
- IV) New and Old Business
 - ◆ Schedule of Fees
 - Mrs. Dotlich stated that the Tech Committee reviewed the current fees and added things that were already approved that weren't on the fee schedule and also made a few amendments.
 - After discussion by the board Mrs. Dotlich stated that the Tech Committee will review the concerns of the board and bring it back to the board next month.
- V) New and Old Violations
 - ◆ Carl & Tina Rudd (Bruno Bujwid) update on the property located at 6835 E. S.R. 10, Knox:
 - Mr. Rudd stated that they have electric service and outside lights and have everything that he was told to have done so far, and his stepson is living on the property now.
 - Mr. Stephenson stated that they are showing progress.
 - Mr. McCay also stated that a great improvement has been done.
 - Mrs. Dotlich is concerned that the stepson is living in a building without an occupancy permit.
 - Mr. Stephenson will go to property to see if it can receive an occupancy permit.
 - ◆ S.R. Mansfield Well Drilling & Pump Repair Inc: Was to go to small claims court on August 12, 2014.
 - Mr. Bedrock stated that he and Pam had a misunderstanding. The August 12th date was the date that he had to respond to the small claims court, which he did. Mr. Bedrock then asked if he is willing to settle is he able to settle on anything less than the \$500.00.
 - After discussion by the board Mr. Chaffins made a motion that Mr. Bedrock may negotiate on the fine, seconded by Mr. Rushing. Motion carried (9-0)
 - ◆ Keith Gerrard, 5655 N. 1100 E:
 - Mr. Stephenson stated that letters were sent regarding using a singlewide manufactured home for storage and to clean up the property with no response and would like our attorney to write a letter with authority to sue.
 - After board discussion, Mrs. Dotlich made a motion to have Mr. Bedrock write a letter with authority to sue, seconded by Mr. Chaffins. Motion carried (9-0)
 - ◆ Jesuit, 7515 E. 200 N. and 10325 E. 150 N.
 - Mr. Stephenson stated that the second house has been removed.
 - ◆ C & C Salvage, U.S. 35 Knox

- Mr. Bedrock explained to the board that we went to court to enforce his order to pay \$300.00 a day for being in contempt of court and his attorney filed a motion to dismiss as he stated that he ceased operation when the stop work order was issued.
- Mr. Bedrock stated that we now have to find witnesses to prove that he was conducting business after the stop work order was issued. He also stated that there is a hearing set for sometime in September and if we do not have proof we will need to dismiss.
- ◆ Mr. Stephenson gave an update on the Unsafe Buildings that were taken down.
 - Mrs. Norem asked who we had to take the dwellings down
 - Mr. Estok explained that he asked three of the local contractors if they would volunteer their time and they did. He also stated that all we are paying for on the two are the dumpsters, and the contractors stated that if they do get payment they will donate it back to the unsafe building fund.
- ◆ The Wiper Corporation are willing to pay for the demo of their structure, Mr. Dale Shannon will be doing this demo and that Wiper Corporation did still have to pay the administrative fee, which they did.
- ◆ Bank of America on 25 N. will be paying all of the fee which includes the civil penalty, administrative fee and the cost of the demo, and Kolasa on state road 8, we will probably end up attaching a special assessment to the property taxes
- ◆ Clemons,
 - Mr. Bedrock stated that he thought the state might do something. He also stated that he called and talked to the new administrator with the state and neither party got back to each other, he said that he will call him back and check on what is being done as far as Medicaid.
 - Mr. Estok stated that he talked to the daughter's attorney, and he was told that there is a way we can go in and do what we have to do and open an estate up on behalf of Starke County for reimbursement and sell it. Marty is checking on Medicaid to make sure if we do that, they don't come first, because if they come first we won't get anything and we wouldn't do it either.
 - Mr. Bedrock said that he talked to Mr. Lucas and they both thought that the state will not give up anything owed to them.

VI) Tech Committee Report

- ◆ Mrs. Dotlich handed a revised amendment to 6-12-3-5-E(6)B(2), Use of Semi Van Trailers
 - After discussion by the board it was decided that it should be changed to a maximum of (8) eight semi van trailers on parcels of (80) eighty acres or more.
- ◆ Mrs. Dotlich read a few more things that were discussed at the tech committee meeting.

VII) End of the month reports were read

Mr. Dotlich questioned if anything has been done with the property that is located on 625 E & Toto Rd, a block building and a burnt out house approximately 1,000 feet from that. Mr. Stephenson stated that they are on the list but it will take time to get to them all.

With no further business, Mrs. Norem made a motion to adjourn the meeting, seconded by Mr. Chaffins. Motion carried (9-0)

The next scheduled meeting will be held on Wednesday September 17, 2014 at 5:30 P.M.

UNLESS STATED OTHERWISE, ALL PLAN COMMISSION MEETINGS WILL BE HELD ON THE THIRD WEDNESDAY OF EVERY MONTH AT 5:30 P.M. WITH THE BOARD OF ZONING APPEAL MEETING ON THE SAME NIGHT AT 7:00 P.M.

Pamla J. Starkey
Clerk/secretary