

Starke County Plan Commission
Regular Meeting
April 15, 2015

- I) Pledge of Allegiance
- II) Roll Call: Dennis Estok, president & surveyor; Roger Chaffins, vice president & citizen member; Bryan Cavender, councilman; Ted Bombagetti, extension agent representative; Byron Walters, trustee; Betty Dotlich, Jeff Fosler & Denise Thomas, citizen members; Mary Jane Bendt, city representative; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk/secretary. There were (4) four visitors present.
- III) Approval of the minutes of the March 18, 2015 meeting and public hearings:
 - ◆ Mr. Fosler made a motion to approve the minutes as written, seconded by Mr. Chaffins. Motion carried (8-0)
- IV) New Business
 - ◆ Board Up Ordinance
 - Mrs. Dotlich explained that Mr. Stephenson wrote the ordinance after looking at other county ordinances and the tech committee looked at it as well and the Fire Association has approved.
 - After discussion by the board, Mr. Chaffins made a motion to set for a public hearing next month, seconded by Mrs. Dotlich. Motion carried (8-0)
 - ◆ Requirements for building permit applications
 - Mrs. Dotlich stated that we need to start requiring detailed plans and drawings done to scale as it is in the ordinance.
 - Mr. Stephenson stated that part of the ordinance needs to be removed as we do not have the staff or storage to do this.
 - Mr. Estok agrees with Mr. Stephenson.
 - After more discussion, Mrs. Dotlich volunteered to look to see what other counties are doing.
 - ◆ Amendment to the Building Ordinance(Section 22)
 - Mr. Estok stated that Mr. Stephenson needs to review this as well as the board members and will discuss next meeting.
- V) Old Business
 - ◆ Letter was sent to the state letting them know of our interest in Blight Money if third round is done.
- VI) New and Old Violations (Copies are attached to the original minutes)
 - ◆ Patrick & Jennifer McKee, located on US 421 in San Pierre
 - Mr. McKee was present to state his case and asked the board to give him (60) sixty days and the board agreed.
 - Mr. Bombagetti requested that he come back in (30) thirty days to give a progress report and Mr. McKee agreed.
 - Mr. Bombagetti made a motion that Mr. McKee get his demolition permit and give (60) sixty days to demolish and come back within (30) thirty days to give a progress report, seconded by Mrs. Dotlich. Motion carried (8-0)
 - ◆ Dennis Guard, Walkerton: Mr. Stephenson stated that he will give him a call to come in to get his demolition permits.
 - ◆ Stonecrest Income, 102 Webster St. San Pierre
 - Mr. Stephenson stated there has not been any response to the letters.

- Board requested to set for a public hearing
- ◆ Mr. Rudd was present to give an update on the Lightening Dude Ranch property. He stated that he feels that he has done everything that the board has requested so far.
 - Mr. Estok asked Mr. Rudd when he thought that it would be habitable; Mr. Rudd responded that he thinks that one will be finished by July or August.
 - Mrs. Dotlich asked if they checked with the BZA if their plans are doable.
 - Mr. Rudd stated that they are not opening the restaurant just a bed and breakfast which they are zoned to do.

VII) Old Business Continued

- ◆ Mr. Bedrock presented the board with the Findings of Facts for the Public Hearing of the Petition to vacate a portion of Cedar Pointe Park Subdivision
 - Mr. Chaffins made a motion for President Estok to sign the Finding of Facts, seconded by Mr. Bombagetti. Motion carried (8-0)
- ◆ Rules of Procedure
 - Mr. Estok stated that it definitely needs work and doesn't like that the petitioners cannot be heard for six months after first hearing.
 - Mr. Bedrock stated a that these sections need to be worked on as follows:
 - 3.4 (E)
 - 5.2 (B) 5
 - 5.2 (E) (misplaced needs to be after time limits. Conclusion should be 2 parts)
 - 5.3 (A)
 - Mr. Bedrock also agrees with Mr. Estok regarding the 6 months, stating that it should be replaced with up to one year because every hearing is different.
 - After more discussion it was recommended that the board take the rules of procedure home to review and then take back to the tech committee.

Public Comment:

- ◆ Mr. Dotlich believes the plan commission should require blueprints and detailed drawings.
- ◆ Mrs. Bendt also believes they would need blueprints drawn to scale.

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

The next scheduled meeting will be held on Wednesday, May20, 2015 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