

Starke County Plan Commission
Regular Meeting and Two Public Hearings
March 16, 2016

- I) Pledge of Allegiance
- II) Roll Call: Roger Chaffins, president & citizen member; Bryan Cavender, vice president & councilman; Don Binkley, commissioner; Bill Crase, surveyor; Phil Woolery, extension educator; Byron Walters, trustee; Betty Dotlich & 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 (19) nineteen visitors present.
- III) Approval of the minutes of the February 17, 2016
 - ◆ Mr. Cavender made a motion to approve minutes as written, seconded by Mrs. Dotlich. Motion Carried (8-0)
- IV) Notice of Public Hearing to consider the buildings unsafe and to be demolished and clean up of property located at 5885 S. U Rd. W., 5903 S. U Rd. W., and 5895 S. U Rd. W., North Judson, IN. 46366, Owned by Ellard A. Cauley Trust. Legal Description of S15 T32 R3, Pt SW SE .41A, Pt SW SE .46A, and Pt SW SE 1.13A
 - ◆ Mr. Chaffins opened the public hearing
 - ◆ Mr. Stephenson explained that there are several unsafe singlewide manufactured home frames on the properties that need to be removed, and also received an estimate to have them removed.
 - ◆ Ms. Lee Cauley explained that she works and doesn't receive much help to clean up the property but is working on it and would like to request more time.
 - ◆ Mrs. Frasure was present and is concerned with the time frame of it getting completely cleaned up, as she is trying to sell her property and can't because of the mess.
 - ◆ With no further comment from the public, Mr. Binkley made a motion to close the public comments of the hearing, seconded by Mr. Crase. Motion carried (8-0)
 - ◆ Mr. Chaffins asked Ms. Cauley how much more time she would need.
 - ◆ Ms. Cauley stated that she would like at least (60) sixty days.
 - ◆ Mr. Binkley made a motion to give her the (60) sixty days, seconded by Mr. Cavender
 - ◆ Mrs. Starkey asked if the administrative fees should be enforced.
 - ◆ Mrs. Dotlich asked if the civil penalty needs to be added if not done in (60) sixty days.
 - ◆ Mrs. Dotlich made a motion to amend the first motion by adding the administrative fee of \$700.00 will need to be paid and if the structures are not removed and property is not cleaned up with in the (60) sixty days from this meeting the civil penalty of up to \$5000.00 will be implemented , seconded by Mrs. Thomas. Motion carried (8-0)
- V) Notice of Public Hearing to consider a building unsafe and to be demolished and clean up of the property located on the east side of 700 E., approximately 1150 feet south of 200 N. Owned by Anna Zajac. Legal description of S8 T33 R1, S ½ S ½ S ½ NW NW 5 Acres
 - ◆ Mr. Stephenson explained that Ms. Zajac is deceased and her son is planning on removing the structure and cleaning it up, he is asking until the end of July because that is when he will have vacation time.
 - ◆ Mr. Chaffins opened the public comment
 - ◆ With no comments from the public, Mr. Crase made a motion to close the public comments of the hearing, seconded by Mr. Walters. Motion carried (8-0)
 - ◆ After discussion by the board, Mr. Crase made a motion to give until July 31, 2016 to remove the structure and clean up the property, also the administrative fee of \$700.00 will need to be paid

and the civil penalty of up to \$5000.00 will be implemented if not completed by July 31, 2016, seconded by Mrs. Dotlich. Motion carried (8-0)

VI) New and Old Business

- ◆ Starke County Airport
 - Mr. Charlie Weaver and Mr. Lionel Smead explained that the current ordinance for the airport has not been updated since 1974 or 1975 and is in need of an updated ordinance.
 - After much discussion, the plan commission board recommended to hold a public hearing next month.
- ◆ Public Nuisance Ordinance
 - Mrs. Dotlich suggested to make a couple of changes to the previous proposed public nuisance ordinance, the board agreed with those changes.
 - After discussion, board recommended to hold a public hearing next month.
- ◆ Mr. Stephenson passed a bid out to the board regarding the cleanup of the property in Borns Acres
 - With no other bids, Mr. Crase made a motion to accept the bid, seconded by Mrs. Dotlich. Motion carried (8-0)
- ◆ Don White/The Anchorage at Bass Lake (LMW)
 - Mr. White would like the board to allow him to cover up the retention pond that is not needed. He went on to explain that it never over flowed so he doesn't believe it is needed at all. He also stated that Territorial Engineering and the Starke County Drainage Board already approved the removal
 - Mr. White also stated that they would be able to put another building and add to the tax base.
 - Mr. Crase let the board know what was discussed at the drainage board meeting and has the report in his office if anyone needs to see it.
 - After discussion by the board, Mr. Binkley made a motion to approve the request to cover up the retention pond, seconded by Mr. Crase. Motion carried (8-0)

VII) End of the month reports-no questions asked

VIII)Public comment

- ◆ Mr. Armstead is concerned with nothing being done with the Gerrard property.
- ◆ Mr. Wickert, and Mr. Berg are happy with the public nuisance ordinance, and maybe they could discuss the two mile jurisdiction at the next county plan commission meeting.
- ◆ Ron Simoni asked about the Crossroads property because he would like to buy the property.
 - Mr. Stephenson said that the one structure will be taken down and cleaned up, the garage will remain.
- ◆ Mr. Dotlich talked a little about the public nuisance ordinance.

With no further business, Mrs. Dotlich made a motion to adjourn, seconded by Mr. Binkley. Motion carried (8-0)

This meeting was recorded and will be on file in the Starke County Plan Commission office. The next scheduled meeting will be held on Wednesday, April 20, 2016 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