

Starke County Planning Commission
Regular Meeting and (1) Public Hearing
June 21, 2017

- 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; Denise Thomas & Todd Lawrence, citizen members; Jeff berg, city representative; Martin Bedrock, commission counsel; Terry Stephenson, administrator/building commissioner; and Pamla Starkey, clerk/secretary. There were (2) two visitors present.
- III) Approval of the minutes of the May 17, 2017 meeting: Mr. Crase made a motion to approve the minutes as written, seconded by Mr. Cavender. Motion carried (8-0)
- IV) Public Hearing: Pursuant to the laws of the state of Indiana contained in I.C.36-7-9, The Starke County Planning Commission Administrator, hereby, orders that the unsafe structure located at 5350 S Detrouiter Lane, North Judson, IN. 46366, owned by First National Bank of America, Legal description of S15 T32 R3, Oak Grove Sub #4, Lot 5, Block B, State ID #75-09-15-104-043.000-013 be removed and premises cleaned up.
 - ◆ Mr. Chaffins opened the public hearing
 - ◆ With no one present to represent the property owner, Mr. Chaffins closed the public hearing.
 - ◆ After discussion by the board, Mr. Crase made a motion to affirm the order that the building inspector has found the building needs to be demolished, property cleared of debris and property made safe, the property owner will also need to pay the administrative fee of (\$700.00) seven hundred dollars, impose the civil penalty of (\$5,000.00) five thousand dollars, and the cost of cleanup, seconded by Mrs. Thomas. Motion carried (8-0)
 - Mr. Bedrock will need to write up the findings of facts.
- V) New and Old Business
 - ◆ 2018 Budget
 - After discussion by the board Mr. Lawrence made a motion to approve the budget with the addition of the code enforcer along with the amount of \$17,500.00 to cover the costs, seconded by Mr. Crase. Motion carried (8-0)
- VI) New and Old Violations
 - ◆ Timothy Yokovich, San Pierre, Unsafe structure. Already had public hearing in 2009
 - After discussion by the board Mr. Binkley made a motion for Mr. Bedrock to write a letter with authority to sue, seconded by Mrs. Thomas. Motion carried (8-0)
 - ◆ June Sunderlin Clifford, Manor Dr. Knox. Ms. Clifford was to be here to have the fines removed, but did not show.
 - Mr. Binkley made a motion to take her to small claims court, seconded by Mr. Crase. Motion carried (8-0)
 - ◆ Zoran Kvrjic, Hamlet. Wants to appeal the board's decision to pay fines.
 - Mr. Kvrjic was present to explain that he has been overseas for medical school and didn't receive the letters, his mother, who does not speak English received them, and asked if the fines could be waived because of the situation.
 - After discussion by the board, Mr. Binkley made a motion to wave the penalties and only charge the amount of the permit but the fee does need to be paid within (30) thirty days, or the fines stay and also needs to be inspected, seconded by Mr. Cavender. Motion carried (8-0)
 - ◆ Kristine Lopez, 2915 S. 800 E., Knox. Mr. Stephenson stated that the property is cleaned up

- ◆ 11650 E. Toto Rd Land Trust (Kazwell). Already had public hearing in June 2016. Property was sold on tax sale in September 2015. (Continued below)
- ◆ Melvin Zeiters Jr. located on 900 S. 180' east of Birch St. in Monterey Resorts, inoperable vehicles & junk.
 - Mr. Binkley asked if we could clean up the junk and take the scrap in and collect the money. Mr. Bedrock stated that would be up to the Commissioners to decide if that is allowed.
 - After discussion by the board, Mr. Crase made a motion for Mr. Bedrock to write a letter with authority to sue, seconded by Mr. Walters. Motion carried (8-0)
- ◆ We have several Unsafe Building letters with no response & would like the Attorney to send a letter from his office before we do lien searches and public hearings.
 - Mr. Chaffins explained that we would get more response if they receive letters from the attorney with his office letter head and the board agreed.
 - After more discussion by the board Mr. Walters made a motion for Mr. Bedrock to write a letter to all of the property owners of the unsafe buildings and nuisances, including 11650 E. Toto Rd Trust, seconded by Mr. Woolery. Motion carried (8-0)
- ◆ Mr. Weaver to discuss acquiring properties that the Plan Commission has paid to clean up.
 - Mr. Chaffins explained that Mr. Weaver was to be here to discuss how he, being over the Starke County Economic Development Foundation, could possibly purchase the properties that we have paid to clean up, but was unable to attend.
- ◆ Kevin Anderson, 5326 S. Park Ave., Knox, inoperable vehicles and junk
 - Mr. Stephenson stated that we have sent numerous letters and Mr. Anderson says he will take care of it and hasn't and would like Mr. Bedrock to write a letter.
 - After discussion by the board Mr. Lawrence made a motion for Mr. Bedrock to write a letter to Mr. Anderson, seconded by Mr. Binkley. Motion carried (8-0)

VII) Public Comment

- ◆ Jeff Berg asked the board to set a date to meet with the City Plan Commission, possibly late August in the Annex meeting room. After discussion it was decided to meet August 21 at 9:00 a.m. in the annex meeting room if available.

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

The next scheduled Plan Commission meeting will be held on Wednesday July 19, 2017 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 the latter of 6:30 p.m. or the conclusion of the Plan Commission meeting.

Pamla J. Starkey
Clerk/Secretary