

Starke County Plan Commission  
Regular Meeting  
February 20, 2019

- ❖ Pledge of Allegiance
- ❖ Roll Call: Roger Chaffins, president & trustee; Bill Crase, vice president & surveyor; Bryan Cavender; Commissioner; Howard Bailey, councilman (absent); Phil Woolery, extension educator; Donald Binkley, Todd Lawrence, Denise Cultice, and Donald White, citizen members; John Wilson, city representative; Martin Bedrock, commission counsel; Terry R. Stephenson, administrator/building commissioner; and Pamla J. Starkey, clerk/secretary. There were (3) three visitors present.
- ❖ Approval of the minutes of the January 16, 2019 meeting: Mr. Cavender made a motion to approve the minutes with the correction of Mr. White nominated Mr. Crase as Vice President, seconded by Mr. Cavender. Mr. Binkley nominated Mr. White as Vice President with a 6-2 vote Mr. Crase will serve as Vice President, seconded by Ms. Cultice. Motion carried (8-0)
- ❖ New and Old Business
  - Public Nuisance Ordinance
    - Mr. Bedrock stated that it is up to the commissioners now
  - Starke County Solid Waste Building
    - Mr. Chaffins stated that this is on the agenda because he has gotten phone calls as to why there was not a permit applied for. Terry did do an electrical inspection and a gas inspection the electrical did fail.
    - Mr. Crase explained that Terry did tell the contractor there were several other things that needed to be corrected.
    - Mr. Stephenson explained that someone called Mrs. Starkey and asked if they needed a permit and she stated that yes they would need a permit and there would be a fee of \$15.00, if they would've come in and applied for a permit and called for inspections a lot of this could have been prevented. He also stated that the building was moved and that will cost more now because of the septic field. He asked the State Fire Marshal to come out and inspect the building with him so that he can make sure everything is to code.
    - Mr. Binkley stated that the building was not moved.
    - Mr. Crase and Mr. Stephenson stated that it was moved according to the health department.
    - Mr. Crase stated that they are also to close to the Bailey Cox ditch
    - Mr. Ritzler stated that they plan on grading the parking lot
    - Mr. White asked if they can lower the parking lot
    - Mr. Ritzler stated that he is not sure
    - Mr. Chaffins stated that we need to have the state inspector along with Terry to look at building and get a list of what needs to be done.
    - Mrs. Norem asked Terry why he didn't come to her if he knew he didn't get a permit
    - Mr. Lawrence stated that Mr. Miller has been a contractor for years and asked why would he think he didn't need a permit.
    - Mr. Chaffins stated that he would like Mr. Baker, Mrs. Norem, Mr. Stephenson, and the State Fire Marshal to meet at the building to see what needs to be corrected.
    - Mr. Chaffins asked if Carrie moved in yet? Mrs. Norem said yes she is moved in.
    - Mr. Chaffins asked she moved in without an occupancy permit? Mrs. Norem said yes.
    - Mrs. Norem stated that the tax payers should not have to pay for the mistakes and she will pay half of whatever it costs to rectify the problem.

- Mr. Chaffins stated that Carrie will need to move out of the building until they make sure it is safe.
- Mr. Crase stated that we should discuss the fines with the contractor not the commissioners and get the inspections done and get the problems corrected.
- After discussion by the board Mr. Crase made a motion for Mr. Stephenson and the State Inspector to do inspections and bring back a report to the meeting and forward to the commissioners before the next meeting and possibly have a special meeting, seconded by Mr. White. Motion carried (8-0)
- Carrie needs to go back to the garage until they receive an occupancy permit
- Mr. Stephenson stated that he does have the capabilities to do the inspections but doesn't want anyone thinking that he is picking on anyone person.
- Mr. Norem does want to be there when the inspections are done
- Board would like to bring the contractor in when the findings are being discussed
- Mr. Lawrence stated that he will find out about the Bailey Cox ditch
- Air B & B
  - Mrs. Starkey stated that she called the state and they do not have anything regarding Air B & B's and she did include a copy of the Pulaski Ordinance that Mr. Woolery emailed to her.
  - Mr. Wilson stated that the City of Knox has a Bed and Breakfast Ordinance, (Mrs. Starkey made a copy of it)
  - Mr. Chaffins suggested that they have a tech committee meeting soon to discuss this and a few other things.
    - The tech committee meeting will be held on Thursday, March 14<sup>th</sup> at 6:00 p.m. in the county meeting room, if available, if not the meeting will be held in the plan commission office.
- Webinar regarding Rules & Procedures for Plan Commission & BZA
  - Mr. Crase let the board know that he signed up and is having it in his office if anyone would like to join him.
- ❖ New and Old Violation
  - Yokovich, San Pierre
    - Yokovich's did not show up, Mrs. Starkey stated that she did not remind them, but will send a letter to let them know to come to the next meeting.
  - Sunderland
    - Mr. Bedrock stated that Mr. Wallsmith asked for a continuance to contact the person who is leasing the campground from Ms. Sunderland and file a complaint and has not heard anything back from him and will check into it and set a date.
- ❖ Mr. Crase let the board know that we did get some money back from the commissioners sale to put back into the unsafe building fund.
- ❖ Code enforcement
  - All received letters
    - Mr. Bedrock stated that he will look into what needs to be done next
- ❖ Board will look over the end of the year reports
- ❖ City rep, John Wilson, stated that he had a similar problem when the jail was built.
- ❖ Mr. Binkley asked Mr. Crase if he got a chance to check out the Bass Lake deal and he said yes, he is meeting with LaPorte County Commission Attorney and will keep the board informed.

With no further business, Mr. Crase made a motion to adjourn the meeting seconded by Ms. Cultice. 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 March 20, 2019 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