

Starke County Plan Commission
Regular Meeting
January 16, 2019

- ❖ Pledge of Allegiance
- ❖ Roll Call: Roger Chaffins, president & trustee; Bill Crase, vice president & surveyor; Bryan Cavender, commissioner; Phil Woolery, extension educator; Donald Binkley, Todd Lawrence, Denise Cultice, and Donald White, citizen members; John Wilson, City Representative; Terry R. Stephenson, administrator/building commissioner; and Pamela J. Starkey, clerk/secretary. There were five (5) visitors present.
- ❖ Approval of the minutes of the November 14, 2018 meeting: Mr. White made a motion to approve as written, seconded by Ms. Cultice. Motion carried (8-0)
- ❖ Appointments
 - **President**-Mr. Cavender made a motion to nominate Mr. Chaffins as president, seconded by Ms. Cultice. With no other nominations motion carried (8-0)
 - **Vice President**-Mr. White nominated Mr. Cavender, seconded by Mr. Crase, Mr. Binkley nominated Mr. White after a (6-2) vote, Mr. Cavender will serve as vice president.
 - **Administrator/Building Commissioner**- Mr. Woolery made a motion to reappoint Mr. Stephenson, seconded by Mr. Binkley. With no other nominations motion carried (8-0)
 - **Clerk/Secretary**-Ms. Cultice made a motion to reappoint Mrs. Starkey seconded by Mr. Crase. With no other nominations motion carried (8-0)
 - **Plan Commission Counsel**-Mr. White made a motion to reappoint Mr. Bedrock, seconded by Mr. Crase. With no other nominations motion carried (8-0)
 - **Starke County Development Board**-Mr. Lawrence made motion to reappoint Mr. Crase, seconded by Mr. Binkley, Ms. Cultice made a motion to nominate Mr. Binkley, Mr. Binkley declined. With no other nominations motion carried (8-0).
 - **Tech Committee**-Ms. Cultice made a motion to nominate Mr. Crase, Mr. Chaffins, Mr. Cavender and Mr. Lawrence, seconded by Mr. Binkley. With no other nominations motion carried (8-0).
- ❖ New and Old Business
 - Report from code enforcement officer
 - Ms. Blodgett let the board know that there are (4) four that need to go to public hearing. There was also discussion on what she should do with the complaints in the 2 mile jurisdiction. Mrs. Starkey suggested that she only enforce the ones that she gets complaints on, board agreed.
 - Williams property located at 2215 E. 200 S.
 - Mrs. Starkey informed the board that there is someone interested in buying the property at the certificate sale, but would like to see if the board will reduce their lien on the property. The buyer plans to rebuild on the property.
 - After discussion by the board, Mr. Crase made a motion to reduce the \$10,700.00 lien in half which would amount to \$5,350.00, seconded by Mr. White. Motion carried
 - Bass Lake Conservancy is concerned with the Air B & B's that are surfacing around the lake
 - Mr. Woolery stated that Pulaski county has an ordinance and that he will forward it to the office.
 - Mr. Crase asked Mrs. Starkey to see if the state has any regulations on the Air B & B's
 - After more discussion it was decided that there is nothing the plan commission can do at this time as we do not have an ordinance regarding the Air B & B's.
 - Rudd property located at 6835 E. SR 10

- Andrew Knapp (Ms. Rudds son) was present to explain that he is in the process of getting a loan to purchase the property and intends to work diligently to improve the property, but is going to need a little time.
- After discussion by the board, Mr. Binkley made a motion to give Mr. Knapp (90) ninety days and come back with a good report at that time, seconded by Ms. Cultice. Motion carried (8-0)
- Public Nuisance was put on hold as the plan commission attorney was not present
- ❖ New and Old Violation
 - Mr. Crase brought the Dalton case to the attention of the board and suggested that they go back to the BZA to be reheard before we have to possibly demolish the dwelling that was built after being denied by that board.
 - After discussion by the board, Mr. Crase made the motion for the Daltons to go back to the BZA, seconded by Mr. White. Motion carried (8-0)
 - Sunderlund-Clifford, June- Court was continued

John Wilson, city rep, and James Strong were present to discuss the 2 mile jurisdiction, stating that they would like the two boards to meet with an attorney that specializes in 2 mile jurisdictions. After discussion it was decided that the two boards would do that as soon as a date can be agreed on.

Mr. Stephenson let the board know that he met with Mr. Wickert regarding the unsafe properties that have been cleaned up, stating that Mr. Wickert said that the development foundation could purchase the properties and sell them taking only what they put into selling them and give the rest to the plan commission unsafe building fund.

- After discussion by the board, Mr. Binkley made a motion to take proposal to the Starke County Development Foundation meeting then to the Starke County Commissioners for approval, seconded by Ms. Cultice. Motion carried (8-0)

Mr. Binkley brought the drainage problems at Bass Lake to the attention of the board. Mr. Crase stated that he is looking into the problem with other counties concerning the drainage on properties to see what they are doing to stop the problem.

Mr. Stephenson let the board know that we have had a few calls concerning solar farms and suggest that the tech committee look into creating an ordinance.

- ❖ Board will look over the end of the year reports

With no further business, Mr. White made a motion to adjourn the meeting seconded by Mr. Crase. 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 February 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