



# LAPORTE COUNTY PLAN COMMISSION

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**ANNEMARIE POLAN**  
Building Commissioner

## LA PORTE COUNTY PLAN COMMISSION MINUTES January 24<sup>th</sup>, 2017

**MEMBERS PRESENT:**

Anthony Hendricks	Earl Cunningham
Glen Minich	Rita Beaty Kelly
Harold Parker	Mike Gonder
Gene Matzat	

**OTHERS PRESENT:** Annemarie Polan, Recording Secretary, Doug Biege, Attorney, Dar Forker, Secretary.

### **PLEDGE OF ALLEGIANCE:**

### **ROLL CALL:**

Annemarie Polan, Building Commissioner, asked for approval of the Agenda for January 24<sup>th</sup>, 2017.

Rita Beaty Kelly made a motion to approve. Harold Parker seconded.

All approved. Motion carried 7-0.

Annemarie Polan, Building Commissioner, asked for approval of the minutes from August 23<sup>rd</sup>, 2016.

Rita Beaty Kelly made a motion to approve the minutes. Glen Minich seconded.

All approved. Motion carried 7-0.

### **ELECTION OF OFFICERS:**

Annemarie Polan, Building Commissioner asked for a nomination for President.

Rita Beaty Kelly nominated Tony Hendricks. Earl Cunningham seconded.

Annemarie Polan, Building Commissioner, asked if there are other nominations for President.

Annemarie Polan, Building Commissioner, said nominations closed.

Voting Aye:

Anthony Hendricks, Glen Minich, Mike Gonder, Gene Matzat, Rita Beaty Kelly, Harold Parker and Earl Cunningham.

All approved. Motion carried 7-0.

Meeting is turned over to Anthony Hendricks, Board President.

Anthony Hendricks asked for nominations for Vice Chairman.

Glen Minich nominated Rita Beaty. Earl Cunningham seconded.

Anthony Hendricks asked if there are any other nominations for Vice President.

Hearing none:

Voting Aye:

Anthony Hendricks, Glen Minich, Mike Gonder, Gene Matzat, Rita Beaty Kelly, Harold Parker and Earl Cunningham.

All approved. Motion carried 7-0.

Anthony Hendricks asked for a nomination for Secretary of the Building Commissioner.

Gene Matzat nominated Annemarie Polan. Glen Minich seconded.

Anthony Hendricks asked if there are any other nominations for Plan Commissioner Secretary/Building Commissioner for La Porte County.

Hearing none:

Voting Aye:

Anthony Hendricks, Glen Minich, Mike Gonder, Gene Matzat, Rita Beaty Kelly, Harold Parker, and Earl Cunningham.

All approved. Motion carried 7-0.

Anthony Hendricks asked for nominations for Legal Counsel for the Plan Commission for 2017.

Rita Beaty Kelly nominated Doug Biege. Mike Gonder seconded.

Anthony Hendricks asked if there are any other nominations.

Hearing none:

Voting Aye:

Anthony Hendricks, Glen Minich, Mike Gonder, Gene Matzat, Rita Beaty Kelly, Harold Parker, and Earl Cunningham.

All approved. Motion carried 7-0.

Anthony Hendricks said that he needs a formal nomination for a Board of Zoning Appeals person from the Plan Commission to the BZA.

Rita Beaty Kelly nominated Glen Minich. Earl Cunningham seconded.

Anthony Hendricks asked if there are any other nominations.

Hearing none.

Voting Aye:

Anthony Hendricks, Glen Minich, Mike Gonder, Gene Matzat, Rita Beaty Kelly, Harold Parker and Earl Cunningham.

Motion carried 7-0.

Anthony Hendricks thanked Glen for serving.

Anthony Hendricks said that he will leave the floor open to Annemarie for the Fee Schedule that she gave us tonight.

Annemarie Polan, Building Commissioner, said that she doesn't know if you want to have time to look this over this evening and make any decision, or if you want to wait until next month. Annemarie said that we usually address the fees at the first meeting for the Plan Commission in January and it's time to readdress some of these.

Rita Beaty Kelly asked Annemarie if she feels there are any that do need to be changed.

Annemarie Polan, Building Commissioner, stated yes. Annemarie said that she does think that the pole barns -- if you look starting at the top, La Porte County, it's got presently with utilities, without utilities, and what we're proposing. Annemarie said that if you think that is too high, just speak up and we can change that. Annemarie said that if you look down below, you can see what Porter County, Madison County and Clark County are charging.

Glen Minich asked Annemarie if she is going to have more visits on a five hundred (500') square foot pole barn, then five (5000) thousand. Glen said that there could be fifty (50) wind braces that would have to be inspected. Glen said that could be time consuming on a large barn.

Anthony Hendricks said since you have different square footage it looks like it's going to take more time.

Glen Minich said in general they're normally lower roof lines.

Annemarie Polan said that if you think that's too high, just speak up, or we can leave them as is if you want, but the thirty (\$30.00) dollars when the guys have to go out there a couple of visits, that's just –

Glen Minich said that they still have to come out for footers, holes, foundations and blocks; there are still a couple of visits no matter what.

Rita Beaty Kelly said that she still thinks that we're being generous compared to what Porter County is. Rita said that she doesn't have an issue with the new proposal.

Annemarie Polan said the next one is the solar panels. Annemarie said that Porter County has 10 KW \$300.00 and going up the large to 10 KW increments up to \$1500.00. Annemarie said that we're not going that high, we're just going \$150.00 with the 10 KW. Annemarie said that John does go out there three to four times for each one.

Rita Beaty Kelly asked if we're seeing very many of these.

Annemarie Polan said that they're getting to be more and more.

Gene Matzat asked Anne if these are stand alone for generation to go under the grid, or are these ---

Annemarie Polan said that they're both.

Anthony Hendricks asked Anne the size of the 10 KW, or 100 KW; are we talking ten (10') feet – thirty (30') feet.

Annemarie Polan said that she only had one diagram and that's a roof, but she said that there is an awful lot of them going on the ground.

Anthony Hendricks said that he sees that out in the county.

Board members speaking amongst themselves.

Glen Minich said if we go all the way to \$150.00 per 10 KW, then we're talking a large 100 KW would be the same rate as Porter County.

Attorney Biege asked if you want to put a cap on it.

Annemarie Polan said we probably should.

Attorney Biege said that he would suggest a cap on it, because there could be no limit to what the top would be.

Glen Minich said maybe one more step up if we go to a larger solar field. Glen said he wouldn't want to cap it and then have a solar field like we have out on Boyd Blvd. Glen said you're only going to collect \$1,500.00 and chase down 100 panels. Glen said he thinks that we could increment it one more time.

Anthony Hendricks said how about the whole field.

Anthony Hendricks asked many KW's is on that field.

Annemarie Polan said that any of these that you're unsure of, we can always come back and address it next month if you'd like.

Glen Minich said that there is one that is very visible to people in the south part of the county as you come in on 600 West to US 6; there is a small/standard size, because there is also another one just east on US 6 in a field that's by an irrigation unit. We need an idea what we're pricing here size wise.

Anthony Hendricks said maybe we could leave that to the County Planner to tell us potentially what we're looking for if somebody is doing five (5) acres, or ten (10) acres.

Rita Beaty Kelly said maybe we could do a variable after a 100 Watts that maybe goes down to \$100.00 per watt. Rita said she knows it's a little more work.

Anthony Hendricks said that we could look on GIS and it's pretty quick to see some of these.

Annemarie Polan said that the next one is commercial rates. Annemarie said that we've left the standard rate at \$300.00 alone; we just changed the .15 cents a square foot to .25 cents a square foot. Annemarie said that if you look down at Porter County, they're at \$550.00 plus .25 cents per square foot. Annemarie said that we're not trying to gouge anybody, we're just trying to stay even here.

Annemarie Polan said that we would like to take away hotels and motels, and just put that under new construction like they do in Porter County.

Annemarie Polan said that the additions would be like new construction just like Porter County and the remodels would be \$300.00 plus the .15 cents a square foot. Annemarie said that would be the one going up.

Annemarie Polan said again, you will have until next month to look this over.

Annemarie Polan said that the next one is Commercial Roofs and Siding. Annemarie said that the proposed seems pretty high, but again, it's commercial and Porter County is charging \$200.00 which she thinks that is pretty high, but you guys think about it.

Earl Cunningham asked when this would go into effect.

Annemarie Polan said that it all depends on --- we will have to ask Doug that.

Attorney Biege said that he would suggest that we set this over to next month in case a member of the public that wants to inspect, they may want to object. Attorney Biege said that if the Plan Commission approves it, then it needs to go to the County Council for a final approval.

Anthony Hendricks asked if that is the Commissioners, or the Council.

Attorney Biege said Council. Attorney Biege said Council is the one who dictates fees and charges.

Anthony Hendricks said that if we approve it at the February meeting, it would then have to go to the Council.

Attorney Biege said he would recommend that we keep it clean and say June 1<sup>st</sup>.

Earl Cunningham asked if this will be advertised that we're going to discuss this if there are any remonstrators at the next meeting.

Attorney Biege said that everybody watching this meeting will know and we will give notice of the Agenda that there is going to be discussion. Attorney Biege said somebody wants to support, or object to the fee increases can appear and speak to the Planning Commission.

Annemarie Polan said that the next one is driveway permits. Annemarie said that we presently charge \$25.00 and it's been that way for a long time. Annemarie said that has been collected going to the Auditor's Office and it goes to the County Highway. Annemarie said that employee is now in the Plan Commission Department and we're paying his salary. Annemarie said that should have been upped a long time ago actually. Annemarie said that the proposed is \$100.00 and that will help pay for his salary. Annemarie said that if you look at Porter County, which is astronomical, that's a \$1,000.00, but she would like to see that one ---

Glen Minich said just to clarify, that's a flat thing that is a driveway, and there is no difference between a home, between commercial, and any kind of business, or anything.

Annemarie Polan said you may want to differentiate that. Annemarie asked Glen what he thinks.

Glen Minich said that he thinks that there is a big difference --- even like in a home---

Annemarie Polan said we should probably differentiate that.

Glen Minich said he thinks that we should.

Earl Cunningham said that we can do a flat fee, plus so much per square foot – or square yard.

Glen Minich said most of it is just the time and the effort of the inspector going out there looking at site lines –

Annemarie Polan said culverts.

Annemarie Polan said drainage and culverts.

Anthony Hendricks said if he's not going to be here we're not going to place somebody with that costs. Anthony said that takes some expertise --- that's just not a drive by. Anthony said it's also commercial drives.

Annemarie Polan said that it sounds simple, but it's not.

Annemarie Polan said that the last one our billboards and signs other than billboards. Annemarie said again, you can see the proposal.

Rita Beaty Kelly asked Annemarie if she is planning on \$150.00 for any of them out in La Porte County.

Annemarie Polan stated yes.

Annemarie Polan said presently it is \$200.00 and the proposal is \$400.00 for the billboards.

Annemarie Polan said that Porter County is charging \$500.00 and Clark County is charging \$175.00. Annemarie said that the \$150.00 doesn't seem out of line.

Glen Minich said that our newest code changed the code he believes on off premise signs. Glen said that we haven't had a rash of them or anything, but he foresees that coming and when it comes it will probably expedite after a while. Glen said that it really is something that we really haven't had in the past. Glen said a one-time fee will cover for a long time.

Annemarie Polan said that the signs are a big business.

Anthony Hendricks said that we will hold that over to the February meeting.

Anthony Hendricks asked if there is any old business from the board.

Anthony Hendricks asked Mitch Bishop if the maps that we updated are part of beacon for the public's knowledge of all the changes.

Mitch Bishop said that he submitted them to the GIS department to put in beacon.

Mitch Bishop said that he knows that they're on our website.

Mitch Bishop said that he gave them to Annemarie and IT the changes that we made to be put on the website.

Board members speaking amongst themselves.

Anthony Hendricks asked if there is any new business.

Anthony Hendricks asked if there is a motion to adjourn.

Rita Beaty Kelly made a motion to adjourn. Glen Minich seconded.

All approved. Motion carried 7-0.

There being no further business, meeting adjourned at 6:22 p.m.

  
ANTHONY HENDRICKS, President

  
ANNEMARIE POLAN, Rec. Secretary