Marshall County Unsafe Board
Regular Meeting
September 24, 2020
112 West Jefferson Street, Room 203
Plymouth, Indiana 46563

MINUTES

Secretary Keith Hammonds called the Marshall County Unsafe Building Board to order 9:00 a.m. on Thursday, September 24, 2020, in Room 203 of the Marshall County Building. Board members present were: Mike Burroughs, County Commissioner; Kelli Chavez for LaPaz and Keith Hammonds, City of Plymouth Building Commissioner. Others present were James Clevenger, Attorney; Chuck DeWitt, Marshall County Building Commissioner and Faith Chapman, Marshall County Health Department Environmental Health Specialist and interested parties. Absent were: Jim Masterson, County Council; Lisa Mullaney, Clerk for Town of Argos; Bill Keyser, Building Commissioner for Town of Bourbon; Trend Weldy, Town Manager of Bremen; Jonathon Leist, Town Manager for Town of Culver; and Michelle Livinghouse, Adult Protective Services.

First item on agenda was review of minutes from August 27, 2020. Since quorum was not at meeting, approval of August minutes will be done October 22, 2020.

First case on the agenda was 19-UB-99 Jerry Haeck, 17149 Lincoln Highway, Plymouth IN. Ms. Chapman stated the State Engineer will not longer be working on the case. She also received another complaint of septic leakage. Mr. DeWitt recommended taking this case to court.

Second case was 20-UB-01 Cheryl Musilek, 9971 State Road 17, Plymouth IN. Mr. DeWitt announced the property has been sold to Jackson Excavating. Mr. David Jackson, 1674 N 750 W, Rochester, IN 46975 informed the board he put a 5' fence around the property with signs of no trespassing. Keller Engineering did a structural report and asbestos for IDEM on the building to see if it would last the winter until they could demo in the spring. Board members present are satisfied with the progress that is being done and waiting till spring for the demolition.

Third case was 20-UB-16 Larry Scutchfield, 20733 12th Rd., Plymouth, IN. Teresa Scutchfield , 116 Haney Ave., South Bend, IN 46613. Mr. DeWitt showed new pictures of the area. Ms. Scutchfield said she would tear the tent down today to make sure no one was staying on the property. Ms. Scutchfield will talk with daughter and brother to start cleaning. An Agreed Plan will be sent for her signature. The Board will give her to December 24th meeting to get work done and then report back to the Unsafe Board.

Following case on the agenda was 20-UB-19 Randy's Bait Shop, 16309 St. Rd. 17, Culver, IN. Mr. DeWitt update the Board on the case. Board recommends that Mr. Clevenger send a letter to appear before the Board in October to present a plan.

Case 20-UB-20 Michael Samarich, 3679 Thorn Road, Walkerton, IN was the next case on the agenda. Kim Stickler, 3679 Thorn Road, Walkerton, IN appeared at the meeting. She is a renter on the property and helps Mr. Samarich. She has looked at serval services trying to get help. The Board members gave her several names to look into for assistance. Recommendation was that an Agreed Plan be set to Mr. Samarich for signature that states they will continue to look to get the roof done and allow Mr. DeWitt and Ms. Chapman to inspect the inside of the home for safety.

Sixth case was 20-UB-21 Amanda Yeazel, 4075 West Shore Drive, Bremen, IN. Property has been vacant for 6 months. Mr. DeWitt showed pictures and gave an update. It was decided to have an administrative hearing in October for this case.

Seventh case on the agenda was 19-UB-95, Diane Sherrill (deceased), 440 Lincoln Highway, Bourbon, IN. Mr. Clevenger presented the case. Since there is no one we can contact on the property, the Board will need to serve by publication and post on the property. There will be an administrative hearing on this case 30 days after the publications have been done.

Next case was 20-UB-03 George Hopple Jr., 17036 Tamarack Rd., Culver, IN. Mr. Clevenger informed the board that he has filed suit on Mr. Hopple for the issues of the junk and septic. This will be processed through the courts. Mr. Hopple attended the meeting and said the roof was done.

Last case was 20-UB-08 Clarence Bellman, 4241 East Shore Drive, Bremen, IN. Mr. Clevenger gave a handout explaining the power the Board has concerning these cases. The Board can act as a quasi-judicial administrative body. Mr. Clevenger served the papers by a Sheriff to Tom and Diane Keck and Clarence and Evelyn Bellman to appear before the Board October 22, 2020. The Board listens to information presented by the Building Commissioner and the landowners. The Board will then decide and the order stands.

New cases: 20-UB-22 Robert D. Curtis, 15629 6th Rd., Plymouth, IN. Mr. DeWitt explained the case and showed pictures of the property. Robert W. Curtis (son) P. O. Box 254, Sweetser, IN 46987, was in attendance. Mr. Curtis explained his parents died 13 years ago and brought the death certificates. They had moved to Missouri 20 years ago and had tenants on the property named Maria and Trista Price. Mr. Curtis said his dad wanted to give renters the property, but Mr. Curtis has no legal right to transfer it. Tenant, Trista Price has been paying taxes. Mr. Joel Harman was a present at the meeting because he wanted to purchase the property. Mr. Harman said he would clean up the property if they would sell it to him. Property has been vacant for 11 months. Since there was no will, all the heirs (13 at time) are legal owner. Mr. Curtis does not know where they are located. A letter needs to be sent to siblings and need to give notice to tenants as well since they are paying taxes.

Other Business: Mr. Burroughs reported the County Commissioners put $15,000.00 into an account for Unsafe and there is $15,000.00 in the Health Department for Unsafe issues, pumping septics etc. This will be a starting point for the fund.

Other Business: Mr. John Beauchamp 11171 Manor Drive, Plymouth. Mr. Beauchamp reported there has been more progress on the case at 11190 Manor Drive and he hopes the neighbors will not have to be back to the board. There is concern about mowing yard and upkeep. Mr. Beauchamp thanked the Board for their work on this property.

Mr. Burroughs moved to adjourn the meeting. Ms. Chavez seconded the motion. Motion passed.

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Keith Hammonds, Secretary