

TOWN OF HUDSON

115 PARSONAGE STREET HUDSON, IN 46747 (260) 587-9500 Planning Commission Mtg.

Date: 3/19/2015

Call to order at 6:30 pm by D. Mann.

Minutes of 2/19/15 meeting presented. Motion by K.Kope, 2nd by D.Mann to accept. Approved.

Present were: Todd Helmkamp, Melissa Westafer, David Mann, Jason, Jim, & Brian Schmidt, Craig Burkholder, Kathy Kope, and Marlene Smith

308 Hardy got ILP. Fence must be on or within 2 ft. of property line. Motion by Mann, 2nd by Helmkamp to send letter saying approved once pins are found to verify location of fence.

224 Parsonage. No response. Angie Williams unsafe structure. Motion by Mann 2nd by Westafer to send letter of notice to the County to proceed with dealing with it. Approved.

North Street. No response. Jason Brandt- all he needed to do was purchase an ILP and be done. Mann suggested sending certified letter highlighting zoning ordinance violation penalties. Sec. 10-70. Motion by Mann, 2nd by Helmkamp to send certified letter. Approved.

301 Parsonage. No response. Motion by Mann, 2nd by Westafer to send letter as per Brandt's letter. Mann stated the structure they had built has been removed. Approved to send letter.

Re. U.B.Church- Brian Schmidt requested waiver of penalties until stated conditions are met. Planning Commission cannot make variances. BZA would have to approve a variance. (Chad Minier will also have to seek a variance form BZA- but must still have an ILP). UB Church has submitted an ILP, once it has been paid for, then follow the numbers, meet with Larry Gilbert. Brian suggested he will contact Mr. Gilbert to see about setting up a meeting between UB, Plan Commission, and himself to review.

Motion by Mann, 2nd by Helmkamp to give Chad Minier till the end of March to respond and pay for ILP. Approved.

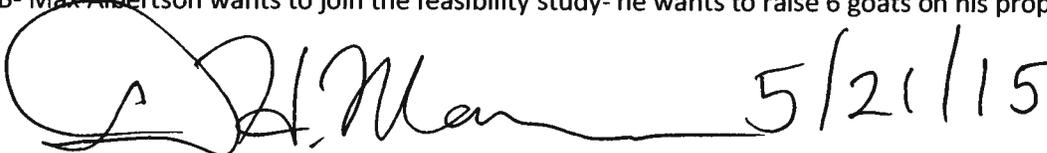
Regarding shut off of sewers, Mann presented sketch of possible valve to install that the internal dimension is large enough to not impede effluents. Motion by Mann, 2nd by K. Kope to table sewer disconnect till next meeting. Approved.

Item 3- Go to BZA to get variance for repurposing. Mann moved to allow 4A, 2nd by Helmkamp. Approved.

Ref. 4B Brandenburg building in town right-of-way.

5A- Motion by Mann, 2nd by Helmkamp to give Lakes to end of March to comply with feasibility study regulations.

5B- Max Albertson wants to join the feasibility study- he wants to raise 6 goats on his property.

 5/21/15

New Business:

Discussion of Alternative Green Technologies for Hybrid Sewer System.

Park needs fence repaired. Must begin doing the work down there. Little league will soon be using the park again.

Motion by Mann, 2nd by Westafer to adjourn at 8:30 pm. Approved.

Submitted by:

Marlene Smith

 5/21/15

Hudson Planning Commission

Agenda: March 19, 2015

Call the meeting to Order

Pledge of Allegiance

Reading and Acceptance of the Old Minutes

Old Business:

1. Hudson Zoning Ordinance Violation Letters.
 - a. Review List of Recipients and Responses
 - b. Review ILP request
 - c. Determine Action on ILP Requests.
 - d. Determine Next Step for Non-Compliant Recipients
2. Review Disconnect Procedure for Non-Payment of Town Water and Sewer
 - a. Motion to approve Procedure and present to Town Council
3. Re-Zoning of up-town lots and properties for 'Repurposing'.
4. Review current Zoning map.
 - a. Request assistance from Town Attorney for DRAFT Notification Letter to be sent to Steuben Co. Recorder to address current buildings and structures that cross adjacent properties boundary lines.
 - b. Review DRAFT letter to be sent to Darrel Brandenburg at 728 Smathers Street concerning ownership of the unattached building in the North Street Easement between Smathers street, and the Alley directly east. Discuss possible solutions' and precedence being sent.
5. Additional Comprehensive Animal Plan, Feasibility Study Membership
 - a. CAP has been delivered and explained to Mrs. Terry Lake. Non-compliance with the Feasibility Study was discussed as well.
 - b. Max Halverson ^{Albertson} requested a Feasibility Study packet for 6 goats to be stabled on his four (4) adjoining properties across the street: 1.104 acres.

Comprehensive Animal Plan
For
The Internal Feasibility Study of
Chickens, Rabbits, Sheep, and Goats
Within Hudson's Town Limits

1.0 Introduction

The purpose of this Study is to gather data on the housing, raising, and tending of broods of chickens, herds of rabbits, and flocks of sheep or goats that will guide and define changes to zoning ordinances for their allowance within Hudson's corporate limits. The participation in this Internal Feasibility Study will require Participates to follow the guidelines within this Study. This Study is estimated to cover a 4 year time period. Failure to follow the guidelines within this Study will result in the removal of the Participant and all wavers to current zoning ordinances.

2.0 Comprehensive Animal Plan

The Comprehensive Animal Plan (CAP) will be the guidelines for the activities surrounding this Internal Feasibility Study. The CAP will direct the gathering and documentation of data that is created through the tending of chickens, rabbits, sheep, and goats. The CAP document will be Participant specific and will be co-generated by the Participant and the Study Coordinator.

3.0 Initial Review and Inspection

Upon the Participant filling out and submitting the CAP forms to the Hudson Town Council, the Study Coordinator will conduct a review of the CAP document and inspection of the area where the Study animals are to be housed. Once the CAP document and housing areas are

6.0 Emergency Action

In the event of the discovery, or reporting of major neglect by the Participant to the animals, Emergency Actions will be requested by either the Study Coordinator or Town Officials. After reporting the conditions surrounding the Emergency, Town officials will then carry out corrective actions to the specific incident. These actions are limited to the activities covered under this CAP and Internal Feasibility Study.

Animal Type 2: Chickens / Rabbits / Sheep / Goat / N/A

Number in Initial Group: _____

Veterinarian Examination: Y - Attached to CAP

Housing: Coop / Pen/ Hutch / Small Structure / Other

Housing Dimensions:

Grazing Area:

Manure Abatement Program:

Active Composting / Passive Composting / Removal

Removal Schedule From Housing: Bi-weekly / Weekly / N/A

Acknowledgements and Acceptances

I, Terry Lake, hereby known as "Participant", acknowledge and accept the terms of this Feasibility Study and Comprehensive Action Plan (CAP). I have read and understand all aspects of my CAP and Feasibility Study material. I acknowledge and accept that the Participant will be economically responsible for fulfilling all aspects of my CAP. The Participant will allow Housing Reviews and will allow permission on the property where the Study animals are housed and ranged. I understand that failure to fulfill the requirements of this CAP can cause my dismissal in this Study and will require me to bring my property into current zoning compliance within 30 days of written notification.

Participants Signature: Terry Lake 3/23/15

Study Coordinators Approval Signature:

David H. Man 3/24/15

REPORT NO.

R 34311

additional information

FURN APPROVED
OMB NO. 0670-0007

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
NATIONAL POULTRY IMPROVEMENT PLAN

REPORT OF SALES OF HATCHING EGGS, CHICKS, AND POULTS



1. DATE OF SHIPMENT

2. NAME & ADDRESS OF PURCHASER (Include zip code)

NPIP # 34-31

3. NAME & ADDRESS OF PRODUCER OR SHIPPER (Include zip code)

Twinline Poultry Farm Zealand, ME, 49464

4. QUANTITY

5. VARIETY, STRAIN, OR TRADE NAME

6. PRODUCT	7. SEX		8. TYPE (intended use)						9. CLASSIFICATION - U.S.												
	Chicken Eggs	Turkey Eggs	Chicks	Poult	Other	Straight-run	Females	Males	Commercial Production Stock			Multiplier Breeding Stock			Primary Breeding Stock			OTHER (Specify)			
									Eggs	Meat	Other	Eggs	Meat	Other	Eggs	Meat	Other				
Chicks			X																		
Duck					X	X															
Geese					X	X															
Turkeys				X	X																

10. REMARKS: (Services performed on products in shipment; e.g.: vaccination, debeaking, dubbing, etc., but not necessarily certified by State Inspector).

This is to certify that the above named producer or shipper is participating in the National Poultry Improvement Plan.

11. SIGNATURE OF STATE INSPECTOR

W.C. Sarschi

12. DATE

Disconnect Procedure For Non-Payment of Water/ Sewer Bill

1. After it has been established, by the Town Council, that Non-payment of a Water/ Sewer bill has continued for 4 months or more, and no attempt and effort, by the resident, has been made to make payments or pay in full, The Town Council or Clerk Treasurer issue a *work order* for a Sewer Disconnect Notice to the Street Department.
2. The Clerk Treasurer mails a DISCONNECT NOTICE to the residents stating due to a lack of payment, Sewer and Water services will be disconnected in seven (7) days. *10*
3. The Street Department coordinates with the Hudson Town Marshall to oversee the planned sewer disconnect on the property, through the Town sewer easement. *only 1 L*
4. The Street Department notifies Indiana Underground Plant Protection Services 48 hours before the planned sewer disconnect. *? Who is this?*
5. The Town Marshall's office stages, in the adjoining alley, one (1) concrete block, measuring three (3) feet by two (2) feet by two (2) feet, 24 hours before the planned sewer disconnect to secure the work.
6. The day of the disconnect, the Street Department excavates the effluent drain pipe of the septic tank, and installs a four (4) inch valve.
7. The four (4) inch valve is closed and a six (6) inch stand pipe, measuring half the distance between the surface and the bottom of the effluent pipe, is placed over the valve.
8. The Street Department fills in the excavation following standard soil treatment procedures.
9. The Town Marshall's office then places the concrete block over the stand pipe, thereby securing the valve from being tampered with.
10. Upon full payment of water/ sewer bill, and reconnect fee, the Clerk Treasurer notifies the Street Department to reconnect the water and sewer services.
11. The Street Department coordinates with the Town Marshall's office to have the security block removed and stored on Town property.
12. The Street Department then adds an eight (8) inch, lockable cap, top stand pipe, and finishes grading the excavation.

What about during the winter?

Marlene Smith

From: Kay Kummer <clerk@townofclearlake.org>
Sent: Thursday, March 19, 2015 11:32 AM
To: 'Marlene Smith'
Subject: RE: [ILMCT Listserv] Sewer disconnect

Marlene, have you called the County Health Department? With no water, I do not know how they can live there.

Good Luck, Kay

Kay Kummer

Clerk-Treasurer
Town of Clear Lake
111 Gecowets Drive
Fremont, IN 46737
Ph: 260-495-9158
Fax: 260-495-5902
clerk@townofclearlake.org

From: Marlene Smith [<mailto:treasurer@hudsonstown.org>]
Sent: Thursday, March 19, 2015 10:01 AM
To: ILMCT
Subject: [ILMCT Listserv] Sewer disconnect

We have been discussing sewer disconnection for several homes where the water was shut off for nonpayment a long time ago, but people continue to live in the dwelling. No payments are being made on the arrears, or the monthly sewer charges that keep accruing. Can we dig down and disconnect the service? Any assistance would be appreciated.

Thank you.

Marlene Smith
Clerk-Treasurer
Town of Hudson
P.O. Box 97
115 Parsonage St.
Hudson, IN 46747-0097
260-587-9500

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Marlene Smith

From: Julie Kline <jkline@syracusein.org>
Sent: Thursday, March 19, 2015 11:24 AM
To: 'Marlene Smith'
Subject: RE: [ILMCT Listserv] Sewer disconnect

Marlene

We file liens on properties like that. See the September 2012 Cities and Towns Bulletin for sewer liens. We file liens every 90 days on unpaid sewer. The auditor then adds that lien to the property tax bill. If the owner pays his property tax bill in full, we will receive a check for the sewer lien portion. We receive checks twice a year. Once a lien is paid, we file paperwork to release the lien.

If the property owner does not pay his tax bill (which includes the lien), the property will go up for tax sale. (I believe the tax sale happens when they are delinquent for three property tax installments.) Sometimes it takes a while, but we do eventually get our money.

We have never dug down and capped off sewer for unpaid sewer bills.

Julie Kline
Clerk Treasurer
Town of Syracuse
310 N Huntington St
Syracuse IN 46567
Phone 574-457-3216
Fax 574-457-2693

From: Marlene Smith [<mailto:treasurer@hudsontown.org>]
Sent: Thursday, March 19, 2015 10:01 AM
To: ILMCT
Subject: [ILMCT Listserv] Sewer disconnect

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Marlene Smith

From: Jeanette Brickler <jbrickler@brownsburg.org>
Sent: Thursday, March 19, 2015 10:54 AM
To: Marlene Smith
Subject: RE: [ILMCT Listserv] Sewer disconnect

I believe the procedure involves filing a sewer lien against the property and certify the lien; after it is still not paid, the house is sold at sheriff's sale to pay the lien and the people are evicted.

Jeanette M. Brickler

Clerk-Treasurer
Town of Brownsburg
phone (317)852-1126
fax (317)852-1127
jbrickler@brownsburg.org

From: Marlene Smith [<mailto:treasurer@hudsonstown.org>]
Sent: Thursday, March 19, 2015 10:00 AM
To: ILMCT
Subject: [ILMCT Listserv] Sewer disconnect

We have been discussing sewer disconnection for several homes where the water was shut off for nonpayment a long time ago, but people continue to live in the dwelling. No payments are being made on the arrears, or the monthly sewer charges that keep accruing. Can we dig down and disconnect the service? Any assistance would be appreciated.

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Marlene Smith

From: Cynthia M Davis <cynmdavis@yahoo.com>
Sent: Thursday, March 19, 2015 11:12 AM
To: Marlene Smith
Subject: Re: [ILMCT Listserv] Sewer disconnect

I would file the sewer liens anyway. If they don't pay their taxes, the property will eventually go up for sale. When the house is sold, you will get your money for sewer liens. It might take a while, but you will get your money.

You said the board of health was not helpful. What about Child Protective Services? This can't be a healthy situation if they are using lake water. What a sad situation.

Cindy

From: Marlene Smith <treasurer@hudsonstown.org>
To: 'Cynthia M Davis' <cynmdavis@yahoo.com>
Sent: Thursday, March 19, 2015 9:53 AM
Subject: RE: [ILMCT Listserv] Sewer disconnect

We do file sewer liens, but as my Grandma used to say 'sew a beggar and catch a louse'. If they aren't going to pay their utilities, they won't pay the taxes either. There lies a good share of our issues. The board of health was informed, but we didn't get much from that. Since they ignore paying their bills, there isn't much left for us to do. They have collected rain water, stole water from neighbors with outside taps, and I suspect since they were being watched for that (the children were even involved in stealing water!), have collected water from a local lake. Thus, the sewer is being used...and not paid for- which isn't fair to the rest of the community who do pay for the services.

Thanks everyone for your replies.
Marlene

From: Cynthia M Davis [<mailto:cynmdavis@yahoo.com>]
Sent: Thursday, March 19, 2015 10:40 AM
To: Marlene Smith
Subject: Re: [ILMCT Listserv] Sewer disconnect

Marlene,

Can you or are filing sewer liens? I wouldn't think a home that doesn't have water could be occupied. How are they bathing, flushing the toilet, doing dishes, laundry, or getting drinking water. Is the building inspector and/or county health department aware of the lack of water? Are there children in the homes?

If you can file sewer liens, at least you could get some money you are owed. If you have a town attorney, I would check with him and see if you could file sewer liens.

Cindy Davis

Town of Wheatfield

From: Marlene Smith <treasurer@hudsonstown.org>

To: ILMCT <members@lists.ilmct.org>

Sent: Thursday, March 19, 2015 9:00 AM

Subject: [ILMCT Listserv] Sewer disconnect

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Marlene Smith

From: madalynsade@yahoo.com
Sent: Thursday, March 19, 2015 10:11 AM
To: treasurer@hudsonstown.org; List
Subject: Re: [ILMCT Listserv] Sewer disconnect

I believe you can, but it's a pain and is costly. I would instead file liens on the amount owed as you'll get it back eventually. I would also contact the board of health and let them know people are living in a residence w/o water. When we contacted Whitley County BoH, they served them eviction notices.

Sent from my LG G3, an AT&T 4G LTE smartphone

----- Original message-----

From: Marlene Smith
Date: Thu, Mar 19, 2015 10:00 AM
To: ILMCT;
Subject:[ILMCT Listserv] Sewer disconnect

We have been discussing sewer disconnection for several homes where the water was shut off for nonpayment a long time ago, but people continue to live in the dwelling. No payments are being made on the arrears, or the monthly sewer charges that keep accruing. Can we dig down and disconnect the service? Any assistance would be appreciated.

Thank you.

Marlene Smith
Clerk-Treasurer
Town of Hudson
P.O. Box 97
115 Parsonage St.
Hudson, IN [46747-0097](tel:46747-0097)
[260-587-9500](tel:260-587-9500)

Marlene Smith

From: Jon Lybarger <JLyBarger@newburgh-in.gov>
Sent: Thursday, March 19, 2015 10:06 AM
To: Marlene Smith
Subject: RE: [ILMCT Listserv] Sewer disconnect

The Town of Newburgh places a lean on the property for unpaid sewer payments.

From: Marlene Smith [<mailto:treasurer@hudsontown.org>]
Sent: Thursday, March 19, 2015 9:01 AM
To: ILMCT
Subject: [ILMCT Listserv] Sewer disconnect

We have been discussing sewer disconnection for several homes where the water was shut off for nonpayment a long time ago, but people continue to live in the dwelling. No payments are being made on the arrears, or the monthly sewer charges that keep accruing. Can we dig down and disconnect the service? Any assistance would be appreciated.

Thank you.

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Marlene Smith

From: Town of Dayton <townofdayton@mintel.net>
Sent: Thursday, March 19, 2015 10:25 AM
To: 'Marlene Smith'
Subject: RE: [ILMCT Listserv] Sewer disconnect

Marlene,

I don't believe you can...that's the reason for sewer liens. Liens now have to be paid from property tax. Years ago you were lucky if a lien was ever paid. Now they are satisfied through spring and fall taxes. Hope this helps.

Lena

Town of Dayton

From: Marlene Smith [<mailto:treasurer@hudsonstown.org>]
Sent: Thursday, March 19, 2015 10:01 AM
To: ILMCT
Subject: [ILMCT Listserv] Sewer disconnect

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Thank you.

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Sewer System Future: Direction

Who Will Choose Hudson's Future?

Executive Summary

The Town of Hudson has finished the complete rebuild of the main hybrid sewer substation on Wabash Street, during the year of 2014. The engineering firm that was retained to do the work now wishes to study our current hybrid sewer system for data on flow rates, additional infrastructure repair/ up-grades, and points of origin for surface water entry into our system. The representative for this engineering firm mentioned that his intentions for this town are to "remove the septic tanks and run new pipes to an expanded sewer treatment plant." The Town of Hudson is at a cross-road. The choice Hudson makes will determine the future of its residents for generations to come. Traditional treatments for sewage have predictable costs that increase year by year. There are proven alternative treatments for our hybrid sewage, which are currently being utilized, and produce income that remains steady year by year. Hudson, like many other communities, currently does not utilize its' resource of water, that is paid for, and discarded day after day. The future of water becomes more important as populations increase, and changes to our climate continue to require more water for agriculture usage. Hudson has a unique opportunity, in part due to size of economy, to chart its' own future regarding how it processes its hybrid sewage. Traditional methods will take control of our future, out of our hands, and continue to increase our cost of living. Proven alternative green technologies, that treat our hybrid sewage and convert it into usable materials, will provide income that we can invest in our residents, our community, and our future.

Traditional Sewer Treatment System

1. Septic tanks would be emptied and crushed in place: **Cost**
2. Feeder drain pipes to substations may need to be replaced: **Cost – Grant/Loan**
3. Substation pumps will need to be up-graded: **Cost – Grant/Loan**
4. Substation transfer pipes may need to be replaced: **Cost - Loan**
5. Additional Main pipe from Hudson to Ashley will need to be replaced: **Cost - Loan**
6. Ashley's Sewer Treatment Plant will need to be expanded to handle additional material:

Cost!

Alternative Green Technologies for Our Hybrid Sewer System

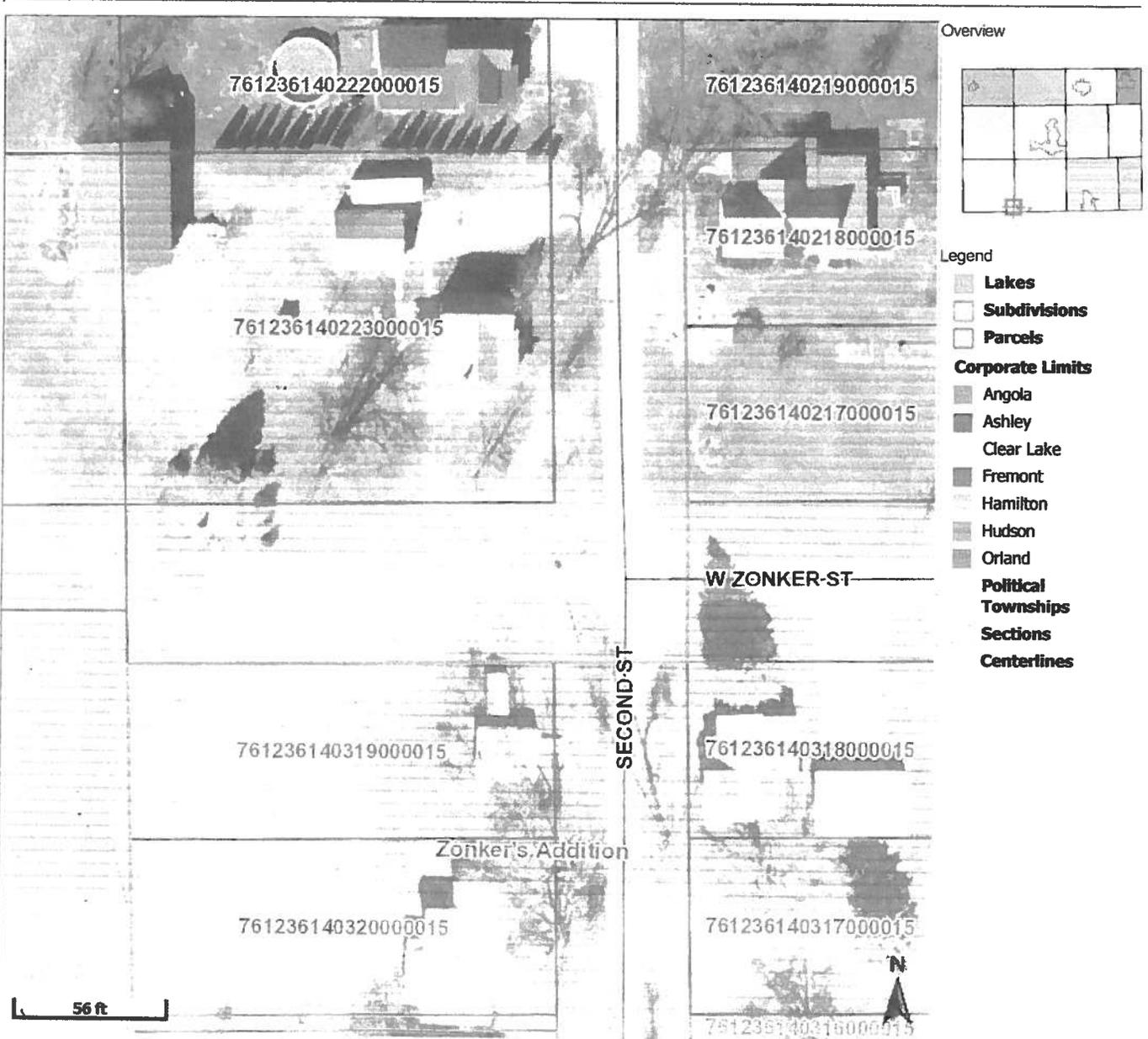
1. Septic Tanks would be up-graded, in stages, for treatment of solid waste material in place and sealable: **Cost - shared by Town and Resident, and Financed by Hudson's Budget**
2. Septic Tanks would no longer need to be pumped: **Savings - Decreased Budget Costs**
3. Sub-Station would be up-graded for treatment of hybrid sewage. The two (2) by-products can be sold for agricultural usage: **Income – Back to Hudson**
4. Total sewage material sent to Ashley will be reduced: **Savings - Decreased Budget Costs**
5. With Hudson funded expansion of its hybrid sewer system, Hudson could have the first Northern Indiana Closed Loop Water system for its Industrial Park with the following potential income streams:
 - a. Competitive Advantage for the Industrial Park by reducing member's monthly overhead costs.
 - b. Additional agriculture water sales.
 - c. Bio-diesel for Hudson usage.
 - d. Long Term: Treating Ashley's sewage.

Phase I: Zonker Substation Study

1. Attach clock meter to Zonker Substation pump.
 - a. Clock meter and housing purchased from Kendall Electric: \$200.00
 - b. Labor Cost for installation of Clock meter and housing: \$200.00
2. Monitor Clock Meter daily for 3 months.
3. Determine which resident septic tanks are connected to the Zonker Substation.
4. Contact IDEM for regulation requirements for Temporary Treatment Facilities.
5. After collecting 3 months of data, design the Temporary Treatment Facility based from data.
6. Submit Phase I Report of findings.

Phase II: Zonker Substation Temporary Expansion Study

1. Submit IDEM paperwork, forms, permits to begin Phase II.
2. Utilize the Zonker Street easement East of 2nd Street for a Temporary Treatment Facility.
3. Test Zonker Substation water for ammonia levels (base line).
4. Begin Treatment of solid material in septic tanks connected to Zonker Substation.
5. Additional piping and valves added for Temporary Facility, by Hudson, without disconnecting the current system.
6. Temporary Lagoon constructed for Treatment Facility by Hudson.
7. After ammonia levels have decreased to regulated levels, begin Lagoon treatment.
8. After Lagoon water meets agricultural regulations, sell water to adjacent farmer for irrigation.
9. Discontinue Lagoon Treatment before temperatures freeze Lagoon.
10. Review Temporary Treatment Facilities Data and Performance.
11. Plan Future Expansion with additional Temporary and Permanent Treatment Facilities.



Last Date Upload: 3/19/2015 10:10:41 AM

The information on this page was collected from several sources. Steuben County assumes no legal responsibility for the information contained on this map. Users noting errors or omissions are encouraged to contact the Steuben County GIS Department. Address information contained in the Parcel Report may not be accurate. Please use the address information in the Transportation Layers. See full disclaimer for more information.



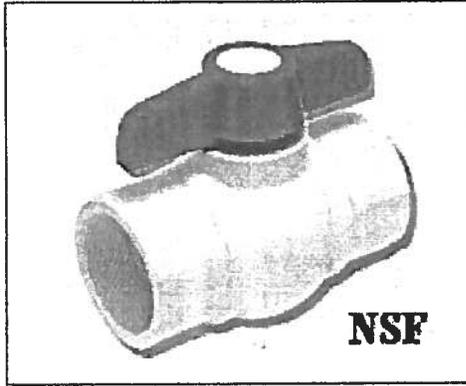
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Inc. Schneider Data and Maps
www.schneiderdata.com

Disconnect Procedure For Non-Payment of Water/ Sewer Bill

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7. The four (4) inch valve is closed and a six (6) inch stand pipe, measuring half the distance between the surface and the bottom of the effluent pipe, is placed over the valve.
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12. The Street Department then adds an eight (8) inch, lockable cap, top stand pipe, and finishes grading the excavation.

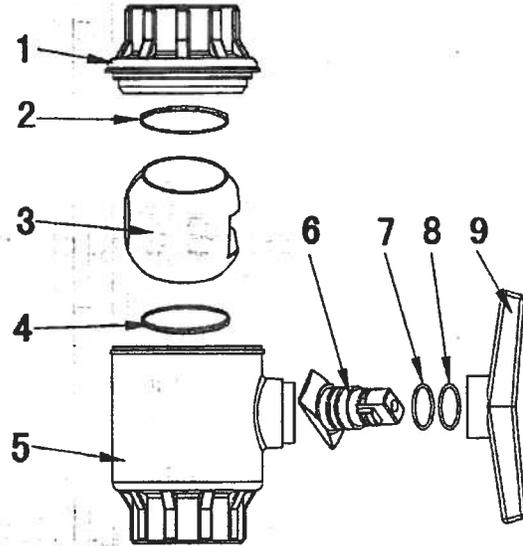
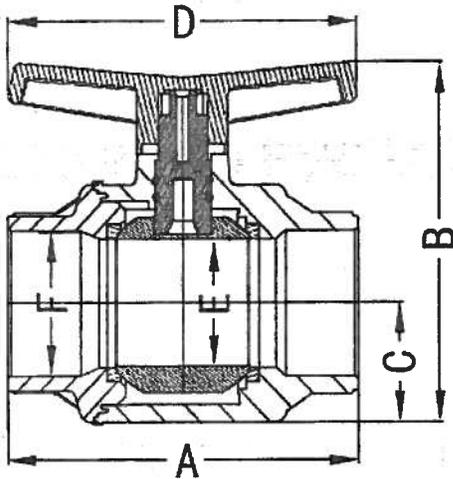
770 White PVC Ball Valve • Spec Sheet

Sizes 2-1/2" - 4"



FEATURES & BENEFITS

- ISO 9002
- 150 PSI @ 73 Deg. F.
- White Color
- NSF Approved
- Fits Sch. 40 & Sch. 80 Pipe
- Threaded or Solvent Ends
- Threaded Ends Comply With ANSI B1.20.1
- Solvent Ends Comply With ASTM D2466



DIMENSIONS

Part # Threaded	Part # Solvent	Size	A	B	C	D	E	F
770T09	770S09	2-1/2"	7.48	7.68	2.26	7.09	2.62	2.87
770T10	770S10	3"	8.66	8.86	2.66	9.05	3.06	3.49
770T11	770S11	4"	10.24	10.24	3.35	10.04	4.03	4.49

MATERIAL SPECIFICATIONS

No.	Part	Material
1	Nut	PVC
2, 4	Seat (2)	PTFE
3	Ball	PVC
5	Body	PVC
6	Stem	PVC
7, 8	O-Ring (2)	EPDM
9	Handle	ABS



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March 20, 2015

Marlene Smith
Hudson Clerk / Treasurer
Hudson, IN 46747

Re: ILP Letter of Recommendation for Carol Fender, 308 Hardy St., Hudson

Marlene,

The Hudson Planning Commission has reviewed the information submitted by Carol Fender of Hudson, Indiana, concerning the constructed fence, on the north and east side of the house on 308 Hardy Street.

After reviewing the information submitted with the Improvement Location Permit (ILP) on the constructed ~~deck~~^{fence}, the Hudson Planning Commission has determined that this work is in compliance with current Ordinances and the Comprehensive Plan. Therefore, the Hudson Planning Commission is recommending that the ILP be issued, upon request, for the above mentioned constructed fence at 308 Hardy Street with the following conditions: confirm the fence is within zero (0) to two (2) feet of her property line, and submitted written verification activities to the Commission detailing these activities.

President of the Planning Commission

*find pins on survey.
✓ w/ Andy Mast.*

David H. Mann

Planning Commission Member

Marlene Smith

From: Pat Persinger <pat.persinger@cityofsalemin.com>
Sent: Monday, January 12, 2015 3:42 PM
To: members@lists.ilmct.org
Subject: RE: [ILMCT Listserv] Liens

Same here in Salem.

From: Robyn Cook [<mailto:remmert@comcast.net>]
Sent: Monday, January 12, 2015 3:22 PM
To: ILMTC
Subject: Re: [ILMCT Listserv] Liens

We have been filing liens on our trash collection for years. I still have the email from Charlie Pride that says if you adopt your trash ordinance under IC 36-9-23-25 you can file trash liens.

Robyn Cook, IAMC, CMC
Clerk-Treasurer

Town of Atlanta
P.O. Box 133
Atlanta, IN 46031

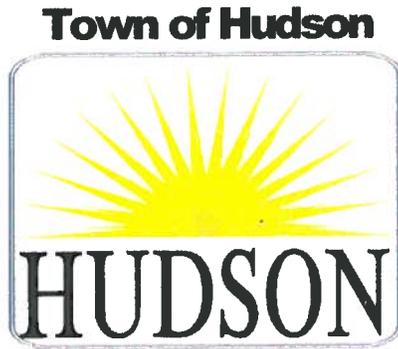
Ph. 765-292-2626
Fax 765-292-2322

From: "Chris Kupcak" <CKupcak@townofpalmyra.com>
To: members@lists.ilmct.org
Sent: Monday, January 12, 2015 2:05:41 PM
Subject: [ILMCT Listserv] Liens

Hello all! I have been out for a week with the flu, and my mind is still a little fuzzy! I have been looking through the codes trying to find some information, but I am having no luck. We currently lien on unpaid sewer bills, but my utility clerk was wondering about unpaid trash bills. Can this be done?

Chris Kupcak
Clerk Treasurer
Town of Palmyra
812-364-6106 - O
812-364-1297 - F

To unsubscribe from this group and stop receiving emails from it, send an email to members+unsubscribe@lists.ilmct.org.



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Hudson, Indiana 46747-0097

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treasurer@hudsonstown.org

Visit the Hudson Web Page: www.hudsonstown.org

March 20, 2015

Marlene Smith
Hudson Clerk / Treasurer
Hudson, IN 46747

Re: ILP Letter of Recommendation for Carol Fender, 308 Hardy St., Hudson

Marlene,

The Hudson Planning Commission has reviewed the information submitted by Carol Fender of Hudson, Indiana, concerning the constructed fence, on the north and east side of the house on 308 Hardy Street.

After reviewing the information submitted with the Improvement Location Permit (ILP) on the constructed fence, the Hudson Planning Commission has determined that this work is in compliance with current Ordinances and the Comprehensive Plan. Therefore, the Hudson Planning Commission is recommending that the ILP be issued, upon request, for the above mentioned constructed fence at 308 Hardy Street with the following conditions: confirm the fence is within zero (0) to two (2) feet of her property line, and submitted written verification activities to the Commission detailing these activities.

President of the Planning Commission

A handwritten signature in black ink, appearing to read "David H. Mann", written over a horizontal line.

David H. Mann

Planning Commission Member

March 20, 2015

Darrel Brandenburg
728 Smathers Street
Hudson, IN 46747

Re: Ownership of Unattached Building on North Street Easement

Darrel,

The Hudson Planning Commission is in the process of reviewing the Towns Zoning Map. During this reviewing process, it has been determined an unattached building, north of the house at 728 Smathers Street, is on the Town of Hudson's North Street easement.

The Hudson Planning Commission is unsure what you were told when you purchased the property at 728 Smathers Street. The Town of Hudson has found no records, to date, recording the purchase, or transfer of ownership of this easement to any surrounding properties. The Hudson Planning Commission is requesting, within the next 60 days, documentation that proves this structure is lawfully yours. If you have any questions, please contact the Hudson Clerk / Treasurer, during normal business hours.

President of the Planning Commission

David H. Mann

Planning Commission Member

March 10, 2015

Marlene Smith
Hudson Clerk / Treasurer
Hudson, IN 46747

Re: ILP Letter of Recommendation for Brian Schmidt, 516N Main St., Hudson

Marlene,

The Hudson Planning Commission has reviewed the information submitted by Brian Schmidt of Pleasant Lake, Indiana, concerning the poured concrete approaches and drive extension, on the north side of the United Brethren Fellowship Hall at 516N Main Street.

After reviewing the information submitted with the Improvement Location Permit (ILP) on the poured concrete approaches and drive extension, the Hudson Planning Commission has determined that this work is not in compliance with current Ordinances. Therefore, the Hudson Planning Commission is recommending that the ILP be issued with the following required conditions, to be completed within the 2015 calendar year:

1. The Steuben County Surveyor is consulted, on the subject properties improvements, for his professional option on current and future drainage issues and applicable remedies.
2. The President of the Planning Commission is included during meetings with the Steuben County Surveyor, as he visits this property.
3. Upon the completion of the Surveyor's assessment, Brian Schmidt meets with the Hudson Planning Commission to finalize required corrective actions for the poured concrete approaches and drive extension activities to bring them into compliance with current Hudson Ordinances.
4. The finalized corrective actions of the Hudson Planning Commission be implemented and completed within the 2015 calendar year. *Tomino*

During the February 2015 Planning Commission meeting, Brian Schmidt requested information on ruling Ordinances on these matters. Enclosed with this letter is a copy of the International Residential Code

(IRC), Section R102 and R105, which all Federal, State, and Local Permit Ordinances are based on, concerning when a permit application is required.

Failure to comply with the recommendations of this letter will be considered as non-compliance with the ILP. This non-compliance can result in penalties issued by the Town of Hudson for current Zoning and Planning Ordinance violations. If you have any questions, please do not hesitate in contacting the Hudson Clerk / Treasurer during, normal business hours, at 587-9500.

President of the Planning Commission,

David H. Mann

Planning Commission Member,