

Code Enforcement

George Obren, Director

Code Enforcement is responsible for enforcing City ordinances as they pertain to public nuisance issues and substandard structures. Mishawaka's neighborhoods have always remained Code's priority. Code continues to achieve overwhelming success in keeping Mishawaka neighborhoods looking clean and attractive. This is accomplished by our code officers aggressively patrolling their respective areas daily and addressing violations that they see.



Code Enforcement Staff

Code is staffed by its director George Obren, office manager Carrie Lytle and four code officers, Joe Van Nevel, Cris Campbell, Randy Redman, and Mike Carpenter with a total of 119 years of service to the City of Mishawaka.

Most of Mishawaka's code violation cases are self-initiated by its code officers. Code tries to respond to citizen complaints the day they are received. Our goal is to work with residents to gain compliance from them

without taking enforcement action such as writing citations or going to a hearing.

Public Nuisance Violations

Code officers investigated more violations in 2015 than any other year on record. Code was kept extremely busy during the months of January and February as our region experienced a tremendous amount of snowfall. Code officers investigated a total of 6,237 public nuisance cases in 2015 with 5,442 of those cases having been closed with the violations remedied. Those violations include, but are not limited to tall grass, snow removal, abandoned autos, animal issues, noise complaints, and litter or debris.

It is important to note that code officers had to follow-up on these violations over 9,400 times.



1,065 Snow Cases



Trash Violations

Totals for the types of public nuisance violations Code enforced in 2015 are:

Tall Grass	2,479
Snow Removal	1065
Abandoned Autos	102
Animal Issues	39
Noise	12



Broken Siding & Trim

Substandard Structures

Continued implementation of our Top 100 Program is one of the reasons why you won't see many substandard structures in Mishawaka. This yearly initiative begins in the winter months of the previous year when code officers scour their areas in search of the houses, garages, or commercial buildings that need the most attention.

In the coming spring, Code will begin contacting the property owners in question and point out the issues to them. In 2015 Code was able to bring 73% of these structures into compliance. Code is now in the 10th year of the Top 100 Program which means 1,000 of the worst cases have been addressed.



New Siding & Paint



Tall Grass & Clean-up



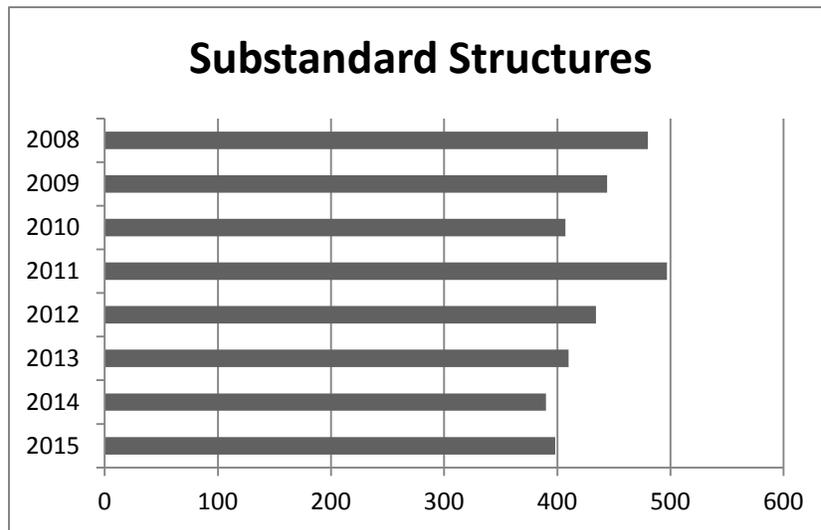
Vacant Property Rehab



Faded Paint

Including the Top 100, Code addressed 398 substandard cases in 2015. Code conducted over 3,941 follow-up inspections to substandard structures in 2015 while closing 392. Some of those closed cases were from previous years. The number of cases opened in 2015 was not as high as in past years which is a very positive indication that the total number of substandard structures is decreasing in Mishawaka.

The following table summarizes the number of substandard cases since 2008.



Hearing Cases

In 2015, Code summoned a total of six properties and their respective owners before our hearing officer. Currently only two of those six cases will remain on the docket from 2015, with many more planned for 2016. These cases involved substandard structures where the owners simply refused to cooperate with us. Many of these cases get resolved before or shortly after the initial hearing. These hearings are extremely valuable in bringing the most difficult cases to resolution.

Weights and Measures

Roger Shields is the City's weights & measures inspector and inspects all kinds of measuring devices such as computing scales, prescription scales, taxi meters, package scales, and gas pumps. Roger inspected and certified a total of 859 devices in 2015.

Stewardship

A total of \$16,215.95 was spent in 2015. Most of this was for mowing by our contractor. The Code Department has recouped a total of \$3,545.75 for 2015 in weed/trash/lien monies.



Roger Shields