

Code Enforcement

Joe Van Nevel, Director



Code Enforcement Staff

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 is staffed by its Director Joe Van Nevel, Office Manager Carrie Lytle and four Code Officers – Cris Campbell, Randy Redman, Mike Carpenter and Victor Kasznia Jr. with a total of 87 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 and businesses 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 2016 than any other year on record. Code was kept busy by a combination of issues including snow removal, tall grass, abandoned autos and general public nuisance cases. Code officers investigated a total of 6,406 public nuisance cases in 2016, 6,022 which cases have been closed with the violations remedied. It is important to note that code officers had 10,268 follow-ups on these violations.

2016 CODE VIOLATIONS	
Tall grass	2,471
Snow removal	949
Abandoned autos	274
Animal issues	54
Noise	15
General public nuisance	2,643

Substandard Structures

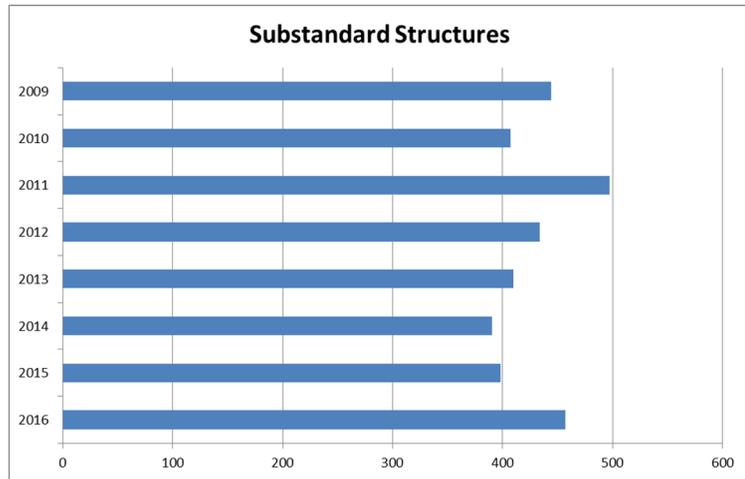
Continued implementation of our Top 100 Program is one of the reasons why you won't see many substandard structures in Mishawaka. This yearly initiative begins in the winter months of the year when the code officers scout their areas in search of the houses, garages, or commercial buildings that need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

In the spring the code office will begin contacting the property owners in question and point out the issues to them. In 2016, Code was able to bring 73 of these structures into compliance. Code is now in the 11th year of the Top 100 Program which means 1,100 of the worst cases have been addressed.

Including the Top 100, Code addressed 457 substandard (Interior/Exterior) cases in 2016 and conducted over 4,172 follow-ups to substandard structures in 2016 while closing 443. Some of those closed cases were from previous years.

The number of cases opened in 2016 increased by 59 compared to 2015- there was an increase with the interior substandard cases which are mainly complaint driven.

The following table summarizes the number of substandard cases (Interior/Exterior) since 2009.



Hearing Cases

In 2016 Code summoned a total of sixteen properties and their respective owners before our hearing officer. Currently seven of those sixteen cases will remain on the docket from 2016, with many more planned for 2017. These cases involved substandard structures where the owners have made no progress or progress has stopped. 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 he 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 716 devices in 2016.



Roger Shields

Stewardship

A total of \$15,752.35 was spent in 2016. Most of this was for mowing by our contractor. The code department recouped a total of \$4,304.50 for 2016 in weed, trash and lien monies.