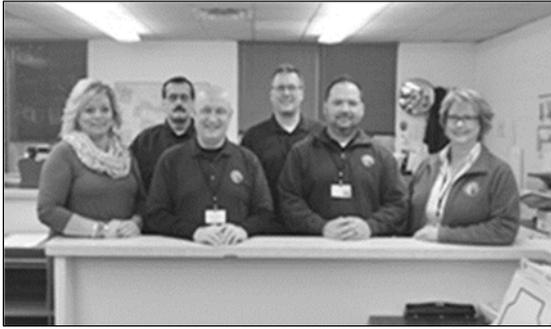


Code Enforcement

Joe Van Nevel, Director



Code Enforcement Staff

Code Enforcement is responsible for enforcing city ordinances as they pertain to public nuisance issues, which are the condition of the property and substandard issues related to structures on the property. 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.

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 combined total of 99 years of service to the City of Mishawaka.

Mishawaka's code violation cases are either self-initiated by its code officers or complaint driven. Code tries to respond to citizen complaints the day they are received. Our goal is to work with residents and businesses to gain compliance without taking enforcement action such as writing citations or going to a hearing. The Code team was involved in many hours of training with new a new software program, which will allow for cases to be initiated in the field.

Public Nuisance Violations

The total numbers for 2018 were about the same compared to 2017. Snow removal cases increased by 700 because of an increase of snow fall. With an increase focus on alleyways there was a 79 case increase with abandoned vehicles. Code officers investigated a total of 5,842 public nuisance cases in 2018. It is important to note that code officers had 10,400 follow-ups on these violations.

2018 CODE VIOLATIONS	
Tall grass	1,749
Snow removal	1,168
Abandoned autos	372
Animal issues	40
Noise	20
General public nuisance	2,493

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 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 began contacting the property owners in question and point out the issues to them. In 2018, Code was able to bring 65 of these structures into compliance. Code is now in the 13th year of the Top 100 Program which means 1,300 of the worst cases have been addressed.

Including the Top 100, Code addressed 446 substandard (Interior/Exterior) cases in 2018 and conducted over 3,350 follow-ups to substandard structures in 2018 while closing 465. Some of those closed cases were from previous years.



Before



After

Hearing Cases

In 2018 Code summoned a total of 9 properties for substandard issues and their respective owners before our hearing officer. Currently 7 cases still remain on the docket from 2018, with many more planned for 2019. 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.

The Mishawaka Animal Control Commission

Fifteen hearings were held in 2018 which involved animal permit appeals and violations.

Weights and Measures

Roger Shields is the City's Weights and 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 718 devices in 2018.

Stewardship

A total of \$14,693 was spent in 2018 for mowing, brush removal, clean-ups and board-ups by our contractor. The code department recouped a total of \$5,979.50 for 2018 in weed, trash and lien monies, an increase from 2017.



City of Mishawaka Weights and Measures display