

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



Code Enforcement Staff

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 are found.

Code is staffed by its director George Obren and four code officers. The officers are Mike Carpenter, Cris Campbell, Randy Redman, and Joe VanNevel.

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

Public Nuisance Violations

Code officers investigated more violations in 2014 than any year on record. Code was kept extremely busy during the winter months as our region experienced a tremendous amount of snowfall. Code officers investigated a total of 5,678 public nuisance cases in 2014. 5,237 of those cases have been closed with the violations remedied. Those violations included, but were 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 9,900 times.



1,226 Snow Cases



Tall Grass Violation



Trash Violations



Trash Violations



Tall Grass Violation

Totals for the types of public nuisance violations Code enforced in 2014 are:

Tall Grass	2,351
Snow Removal	1,226
Abandoned Autos	83
Animal Issues	47
Noise	28

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 2014 Code was able to bring 69% of these structures into compliance. Code is now in the ninth year of the Top 100 Program which means 900 of the worst cases have been addressed.



Broken Siding and Trim

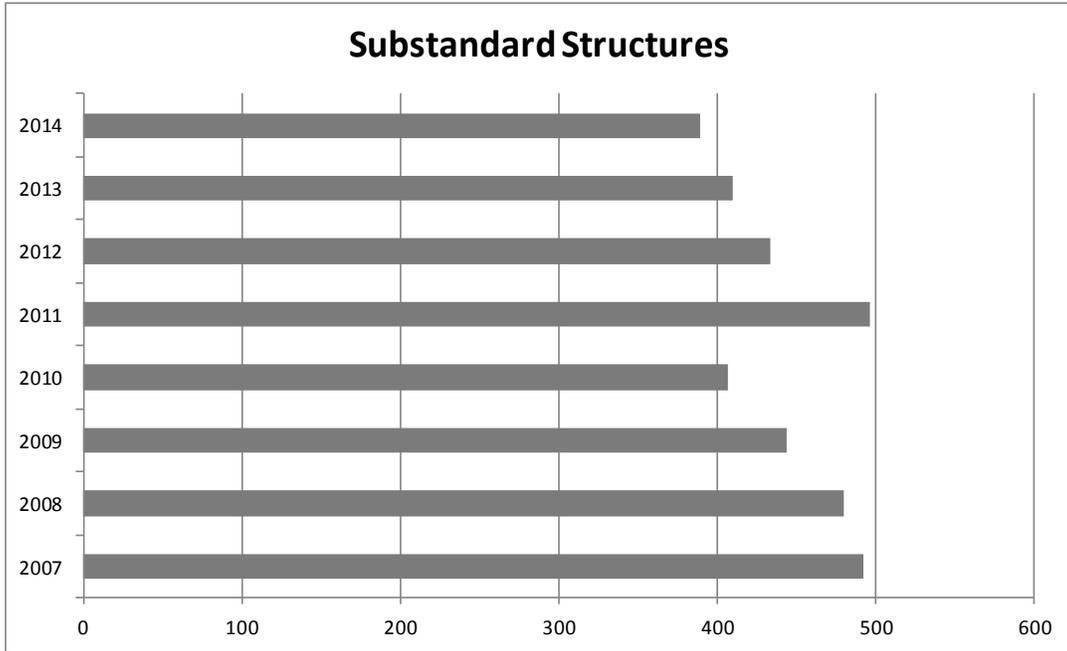


Faded Paint



Vacant Property Rehab

Including the Top 100, Code addressed 390 substandard cases in 2014. Code conducted over 4,157 follow-up inspections to substandard structures in 2014 while closing 426. Some of those closed cases had been opened in prior years. The amount of cases opened in 2014 is not as high as in most previous years which is a very positive sign in that the total number of substandard structures is decreasing in Mishawaka. The following table summarizes the number of substandard cases since 2007.



Hearing Cases

In 2014 Code summoned a total of nine property owners before our hearing officer. Only five of those cases will remain on the docket as we head into 2015. The others have been remedied. 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.

Stewardship

A total of \$16,934.26 was spent in 2014 for board-ups and clean-ups. Most of this was for mowing by our contractor. The code department has recouped a total of \$3,903.75 for 2014 in weed/trash/lien monies.

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 1,018 devices in 2014.



Roger Shields