

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 is the condition of the property 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.

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 93 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.

Public Nuisance Violations

The total numbers for 2017 were lower compared to 2016 because snow cases were down due to a mild winter. Tall grass cases were down due to a dry summer. There was a dramatic increase with General Public Nuisance cases due to focusing on alleyways and the change of trash and recycling pick up to the front of the resident's property. Code officers investigated a total of 5,803 public nuisance cases in 2017 of which 5,419 cases have been closed with the violations remedied. It is important to note that code officers had 10,211 follow-ups on these violations.

2017 CODE VIOLATIONS	
Tall grass	1753
Snow removal	439
Abandoned autos	293
Animal issues	55
Noise	22
General public nuisance	3,241

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 2017, Code was able to bring 71 of these structures into compliance. Code is now in the 12th year of the Top 100 Program which means 1,200 of the worst cases have been addressed.

Including the Top 100, Code addressed 455 substandard (Interior/Exterior) cases in 2017 and conducted over 3,616 follow-ups to substandard structures in 2017 while closing 371. Some of those closed cases were from previous years.



Before



After

Hearing Cases

In 2017 Code summoned a total of 4 properties for demolition and their respective owners before our hearing officer. Currently 3 cases still remain on the old docket for 2018, with many more planned for 2018. 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 Mishawka Animal Control Commission

Eleven hearings were held in 2017 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 971 devices in 2017.

Stewardship

A total of \$13,966.50 was spent in 2017 for mowing, brush removal, clean-ups and board-ups by our contractor. The code department recouped a total of \$5,128.75 for 2017 in weed, trash and lien monies, and an increase from 2016.



Roger Shields