

***FULTON COUNTY  
BOARD OF ZONING APPEALS***

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, MARCH 13, 2019  
7:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

February 13, 2019

**OLD BUSINESS:**

**NEW BUSINESS:**

**Fulton County REMC (#541-0119)**

**Fulton County REMC (#542-0119)**

**Fulton County REMC (#543-0119)**

**Fulton County REMC (#544-0119)**

**Bobby Knight (#545-0119)**

**Jackson Demo Services Enterprises, LLC (#546-0119)**

**Wes Manns (#547-0119)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
February 13, 2019

**FULTON COUNTY**  
**BOARD OF ZONING APPEALS**

**WEDNESDAY, FEBRUARY 13, 2019**

**7:00 P.M.**  
**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
January 9, 2019

**OLD BUSINESS:**

**NEW BUSINESS:**  
Stephen Overmyer (#540-0119)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**February 13, 2019**

The Fulton County Board of Zoning Appeals met on Wednesday the 13<sup>th</sup> day of February 2019, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Dan Walsh, called the meeting to order at 7:00 P.M. The following members were present: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

IN RE:           MINUTES

January 9, 2019

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the January 9, 2019 minutes. Debbie Barts moved to approve the January 9, 2019 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

IN RE:           OLD BUSINESS

IN RE:           NEW BUSINESS

Stephen Overmyer (#540-0119)  
Special Exception

Stephen Overmyer (#540-0119) is requesting a Special Exception to construct mini storage units, on property located at 2306 Westside Drive, Rochester, within the Residential Cluster (R1) District.

Mr. Overmyer would like to construct a new 24' x 96' building, which would have 24 storage units. A 6' chain link fence would be erected on 3 ½ sides of the building. Both the drive and parking area around the building would be a dust free gravel material, and will connect to Westside Drive, except for the drive located within the city limits, which must be paved, per Rochester City Code. A sign would be placed on the building or the fence. All lights located on-site must be down lighting and not project onto any adjoining property or be a hazard to traffic.

Dan Walsh asked Mr. Overmyer if he had anything further to add.

Mr. Overmyer stated there would not be a water issue.

Dan then asked for any Board questions or comments. Being none he then entertained a motion to open the public hearing. Debbie Barts moved to open the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor of the petition to please rise and state their name and address.

Jim Ewing, Wolf's Point stated he was in favor of the petition.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**February 13, 2019**

Paul Fleishman, Admiral's Court stated he was in favor and felt it would be ideal for the lake residents to utilize.

Matt Campbell, Westside Drive, stated had no issues and was also in favor.

Bonnie Overmyer, stated the family has owned the farm since 1979, the building would look like the existing buildings on the property, white with a green roof.

Dustin Overmyer, Wabash Ave., stated the building would look nice, and be good for the lake residents.

Jim Hubbard, 450 E, stated he was in favor of the petition.

Craig Smith, stated he was also in favor of the petition, he also stated small businesses need to be promoted.

Being no one else to speak in favor, Dan asked if anyone opposed the petition to please rise and state their name and address.

The following all voiced similar concerns in opposition of the petition. The concerns were, as follows, reduction of property values, increased drainage, truck/trailer traffic, dangerous location, crime, trash, lighting, concerned if approved more buildings will be built and the use is not conducive to the purpose of the residential area.

Larry Durham, 2017 Westside Drive

Dave Apt, 2315 Westside Drive

Sally O'Conner, Westside Drive

John Little, 2209 Westside Drive

Nan Pomeroy, 2311 Westside Drive

Jim Parsons, 2107 Westside Drive

Jeannie Scott, 2107 Westside Drive

James Rezo, 2207 Westside Drive

Irene Rolland, 2307 Westside Drive

Jerry O'Conner, 2202 Westside Drive

Judy Cummins, 2317 Westside Drive

Larry Rolland, 2307 Westside Drive

Pat Edy, 2219 Westside Drive

Mike Downing, 2313 Westside Drive

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**February 13, 2019**

Abigail Renie, 2310 Wolf's Point

Sue Little, 2209 Westside Drive

Dan Walsh entertained a motion to close the public hearing. Eric moved to close the public hearing. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

After Board discussion, Dan Walsh entertained a motion regarding the petition.

Debbie Barts moved to approve Stephen Overmyer (#540-0119) is requesting a Special Exception to construct mini storage units, on property located at 2306 Westside Drive, Rochester, within the Residential Cluster (R1) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Nay
Eric Straeter	Nay
Debbie Barts	Nay
Don Lacluyse	Nay
Dan Walsh	Nay

Motion to approve Stephen Overmyer (#540-0119) is requesting a Special Exception to construct mini storage units, on property located at 2306 Westside Drive, Rochester, within the Residential Cluster (R1) District. Failed with no votes being in favor and five opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Dan Walsh, entertained a motion to adjourn the February 13, 2019 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the February 13, 2019 Fulton County Board of Zoning Appeals meeting at 8:45 P.M. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Dona Lacluyse, Scott Hizer and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary

The following information  
will pertain to  
all four (4) REMC Petitions.

This will pertain to all four of the Fulton County REMC petitions.

**The variances will be requested from the standards highlighted in yellow.**

**The standards highlighted in green are non-applicable to the tower.**

**5-1.11 Telecommunication Facilities Standards (TF)**

TF-01: Applicable in all Districts except within the incorporated limits of the Town of Akron. The intent of the following standards is to provide sensible and reasonable use of land for wireless telecommunications facilities and services. It is also intended to encourage sharing of telecommunication towers to make the best use of every tower location. Lastly, these standards are intended to minimize adverse, undesirable visual effects of towers through careful screening.

All Wireless Telecommunication Facilities shall meet the following provisions:

- A. It shall be fully automated and unattended on a daily basis, and shall be visited only for periodic maintenance and emergencies.
- B. A proposal for a new telecommunications tower shall only be approved if the applicant submits verification that the antennas planned for the proposed tower cannot be accommodated on an existing or approved towers or buildings within a three (3) mile radius of the proposed
  - a. The antennas would exceed the structural capacity of the existing or approved tower, building, or structure as documented by a qualified and licensed professional engineer, and the existing or approved tower, building or structure cannot be reinforced, modified, or replaced to accommodate antennas at a reasonable cost.
  - b. The antennas would cause interference impacting the usability of other existing or planned equipment at the tower site. Supportive documentation by a qualified and licensed professional engineer indicating that the interference cannot be prevented at a reasonable cost must be provided.
  - c. The existing or approved towers, buildings or structure within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed professional engineer.
  - d. Other unforeseen reasons that make it unfeasible or impossible to locate the planned telecommunications equipment upon an existing or approved tower, building or structure as certified and documented by a qualified and licensed engineer.
  - e. Unable to enter a commonly reasonable lease term with the existing tower owner. Note: If agreement cannot be reached between parties, both parties shall consent to mediation or arbitration.
  - f. Unable to enter a commonly reasonable lease term with existing land owner. Note: If agreement cannot be reached between parties, both parties shall consent to mediation or arbitration.
  - g. additional land area is not available.
- A propagation study will accompany an application for a new telecommunications tower (if co-location cannot be achieved).
- D. Any proposed telecommunication tower shall be designed, and engineered structurally, electrically and in all other respects to accommodate both the applicants height and at least four (4) additional users. Towers must be designed to allow for future rearrangement of antennas upon the tower and accept antennas mounted at varying heights. The lot where the tower is located (or lease area) shall be large enough to accommodate all future anticipated accessory structures needed by future antenna users.
- E. No part of any wireless telecommunications facility nor any lines, cables, equipment or wires or braces in connection with either shall at any time extend across or over any part of the right-of-way, public street, highway, sidewalk, trails or property line.
- F. All telecommunication facilities are subject to the air space control height and use restrictions surrounding airports per FAA requirements. In addition any private airstrips existing at the time of the project application shall not be encroached upon by limiting safe and appropriate take off and landing pathways due to the height or placement of the telecommunication structure(s).

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Current aeronautical charts should be consulted to determine the location of both public and private airstrips within Fulton County.

- G. All antennas, tower and accessory structure constructed within the Fulton County Plan Commission jurisdiction, shall comply with the following requirement:
- a. All applicable provisions of the Building Code of the State of Indiana and the Federal Communications Commission.
  - b. Towers shall be certified by a qualified and licensed professional engineer to conform to the latest structural standards and wind loading requirements of the Uniform Building Code.
  - c. Towers and antennas shall be designed to conform with accepted electrical engineering methods and practices and to comply with the provisions of the National Electrical Code.
  - d. Towers shall be constructed to conform with the requirements of Occupational Safety and Health Administration.
  - e. An engineers certification shall be submitted to document and verify the design specifications but not limited to, the foundation for the tower, and anchors for the guy wires if used, co-location, strength requirements, for natural forces; ice, wind, earth movements, etc.
  - f. Towers and antennas shall be designed and constructed, at a minimum, to withstand wind gusts of at least eighty (80) miles per hour with one-half inch of ice and to accommodate any co-location requirements.

H. An eight (8) foot high security fence shall completely surround the tower and equipment building.

I. The following buffer plantings shall be located around the perimeter of the security fence of a wireless telecommunications facility:

- a. An evergreen screen shall be planted around the entire facility.
  1. If hedges are used they shall be a minimum of five (5) feet tall and planted a maximum of three (3) feet on center.
  2. If evergreens are used they shall be a minimum of five (5) feet tall and planted a maximum of ten (10) feet on center.
- b. Existing vegetation (trees and shrubs) shall be preserved to the maximum extent possible.

J. The following shall apply to Existing Antennas and Towers:

- a. Existing towers and antennas may continue in use for their current purpose but may not be replaced or structurally altered without complying in all respects to the requirements in this Ordinance.
- b. Any request submitted to the Fulton County Plan Commission to install an antenna to be located on an existing approved or "grandfathered" tower will only require a location improvement permit and a copy of the contract between the applicant company and the owner of the tower.
- c. If such towers are hereafter damaged or destroyed due to any reason or cause whatsoever, the tower may be repaired and restored to its former location, and physical dimensions upon obtaining a location improvement permit. However, if the cost of repairing the tower to the former use, physical dimensions, and location would be ten percent (10%) more than the cost of a new tower of like kind and quality, then the tower may not be repaired or restored except in full compliance with all requirements in this Ordinance.
- d. Any tower unused or left abandoned for twelve (12) consecutive months shall be removed by the tower owner at their expense.

K. The following shall apply to the inspection of towers:

- a. All towers may be inspected at least once every one to five (1-5) years by an official of the Fulton County Plan Commission and/or a qualified and licensed engineer to determine compliance with the original construction standards. Deviation from original construction for which a permit is obtained constitutes a violation of this Ordinance.
- b. Notice of violations will be sent by registered mail to the owner and the owner will have thirty (30) days from the date the notification is issued to make repairs. The owner will notify the Fulton County Plan Commission that the repairs have been made, and as soon as possible, therefore another inspection will be made and the owner notified of the results.

TF-02: A Wireless Telecommunications Facility shall require a Special Exception approval from the Board of Zoning Appeals and meet all of the following requirements:



A. The following shall apply to a Guy Wire Tower, as well as, any other tower not classified within this Section:

1. Minimum front, side and rear property setbacks, as well as, primary structure or commercial structure setbacks must be equal to fifty (50) feet above the height of the tower.
2. Maximum height of tower: three hundred (300) feet.
3. Maximum height of accessory structure: fifteen (15) feet.

B. The following shall apply to Monopole and Freestanding Towers:

1. Minimum front, side and rear property setbacks, as well as, primary structure or commercial structure setbacks must be equal to two hundred (200) feet or half the height of the tower, whichever is more.
2. Maximum height of tower: three hundred (300) feet.
3. Maximum height of accessory structure: fifteen (15) feet.
4. Tower shall be placed no closer than five hundred (500) feet from any residential zoning district or the village commercial district.

# FREESTANDING ALUMINUM TOWER

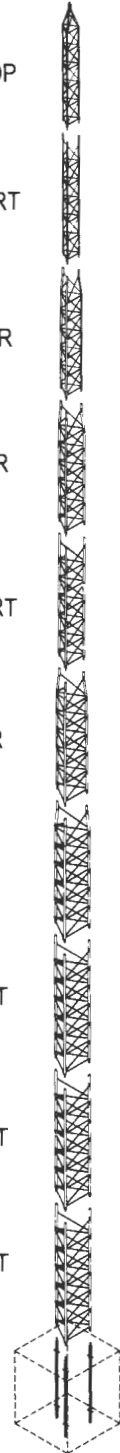
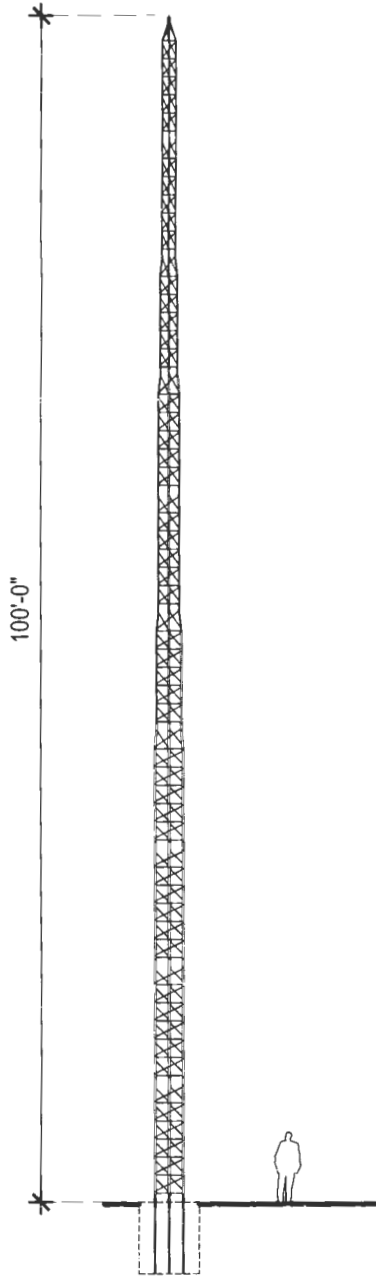
## MODEL #HD 8-100

TOTAL WEIGHT: 435 LBS.

WIND LOADING:  
7.49 Sq. Ft.

Contact Universal Towers to confirm  
geographical location of your tower and  
all wind load implications

- 14-TOP
- 14-STRT
- 18-TAPR
- 22-TAPR
- 22-STRT
- 26-TAPR
- 30-TAPR
- 30-STRT
- 30-STRT
- 30-STRT
- B-30



WARRANTY

UNIVERSAL TOWERS ARE WARRANTED AGAINST DEFECTIVE MATERIAL OR WORKMANSHIP AND ARE SUBJECT TO REPAIR OR TO MATERIAL REPLACEMENT ONLY IF FAILURE RESULTS FROM THESE FACTORS WITHIN ONE YEAR FROM PURCHASE BY USER. THIS WARRANTY DOES NOT EXTEND TO ANY OF OUR PRODUCTS WHICH HAVE BEEN SUBJECTED TO MISUSE, NEGLIGENCE, ACCIDENT, IMPROPER INSTALLATION OR APPLICATION, NOR SHALL IT EXTEND TO UNITS WHICH HAVE BEEN REPAIRED OR SUBSTANTIALLY ALTERED OUTSIDE OF OUR FACTORY. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EXPRESSED OR IMPLIED.

**ELEVATION**

SCALE: 1/16"=1'=0"

2

**ISOMETRIC**

SCALE: N.T.S.

1

**ALUMINUM TOWER**

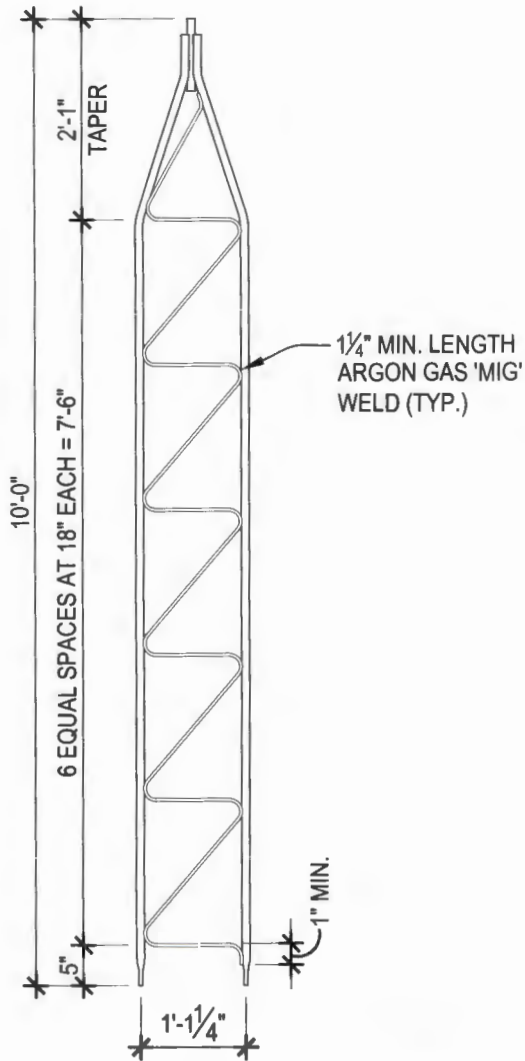


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FAX: (586) 463-2964

JOB NO.:

COMPONENT:

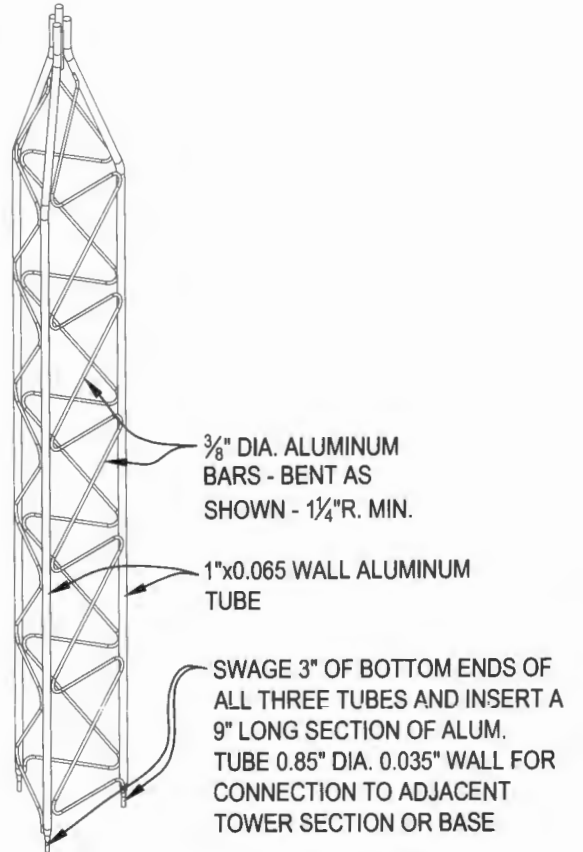
HD 8-100



**ELEVATION**

SCALE: 1/2"=1'-0"

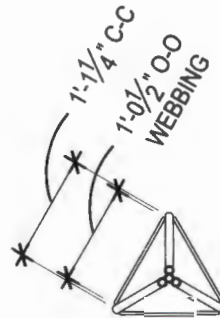
**2**



**ISOMETRIC**

SCALE: N.T.S.

**3**



**PLAN VIEW**

SCALE: 1/2"=1'-0"

**1**

**TOP SECTION**

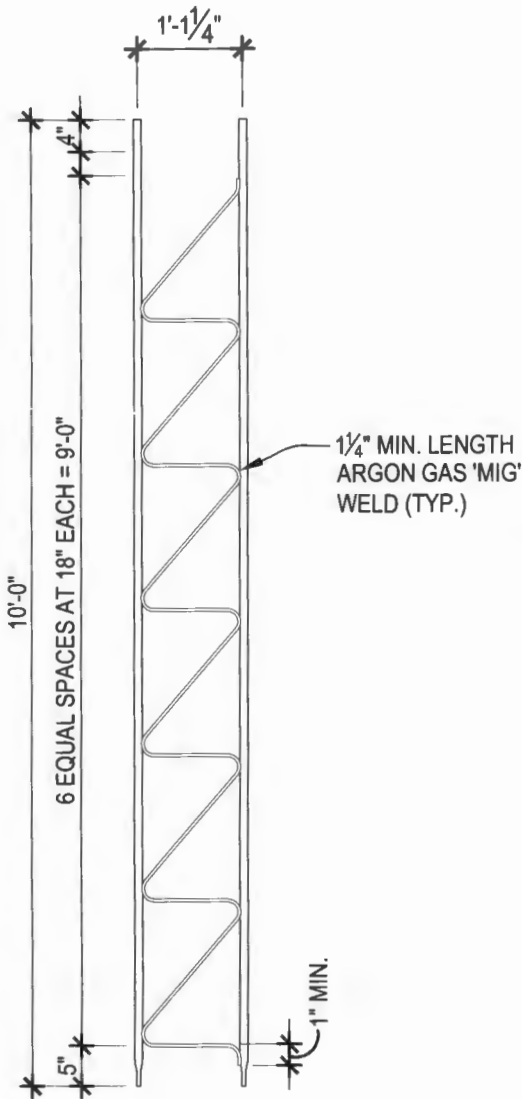


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JOB NO.:

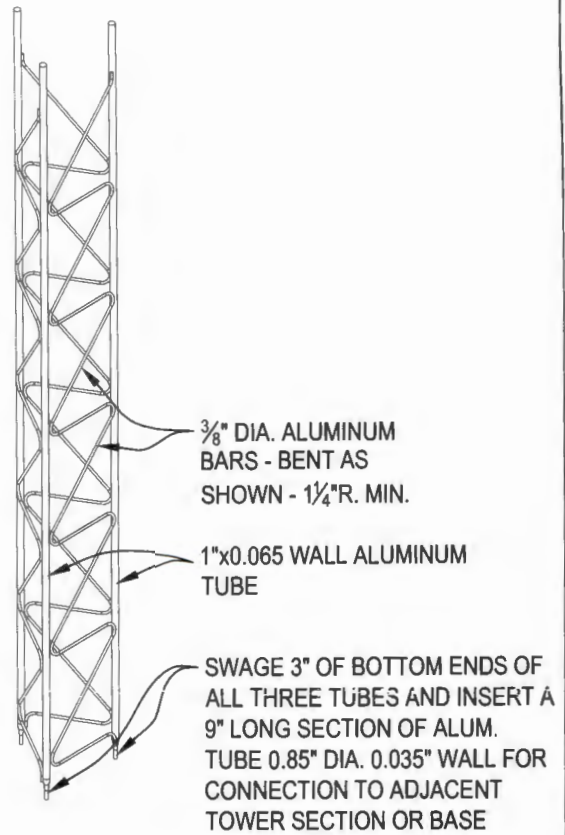
COMPONENT:

**14-TOP**

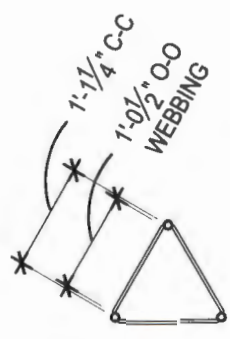


**ELEVATION** 2  
SCALE: 1/2"=1'-0"

**STRAIGHT SECTION**



**ISOMETRIC** 3  
SCALE: N.T.S.



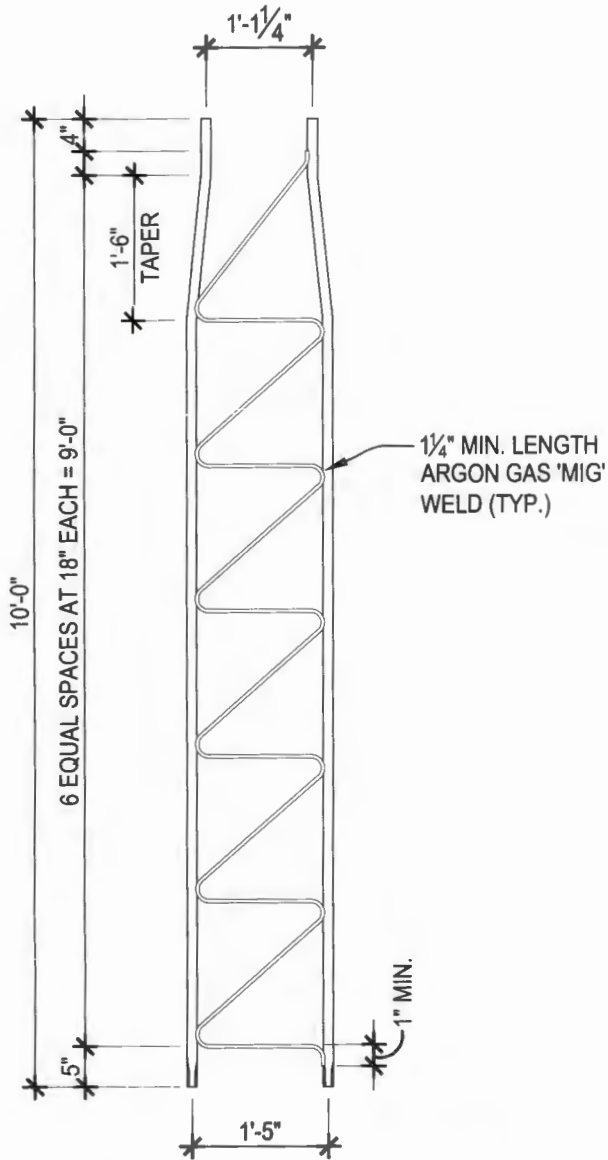
**PLAN VIEW** 1  
SCALE: 1/2"=1'-0"



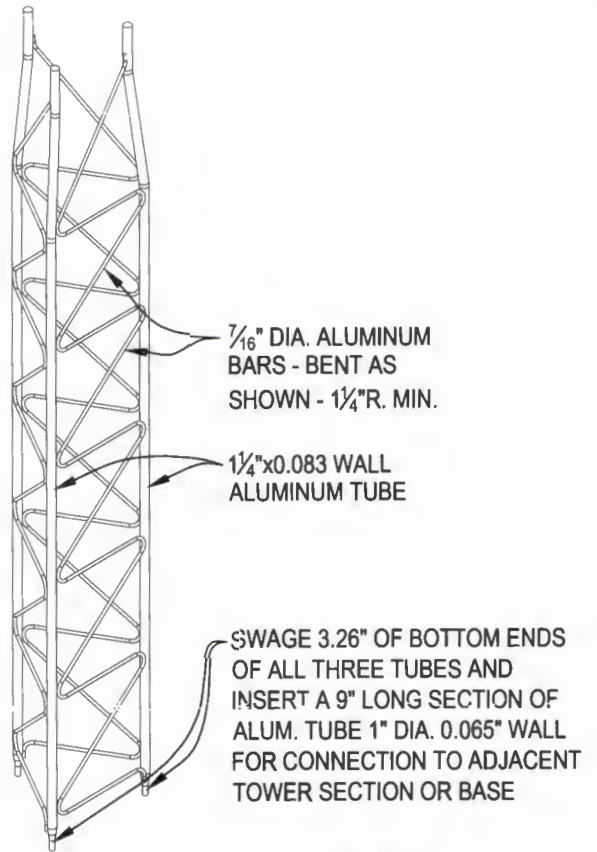
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JOB NO.:

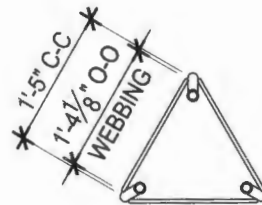
COMPONENT:  
**14-STRT**



**ELEVATION** 2  
SCALE: 1/2"=1'-0"



**ISOMETRIC** 3  
SCALE: N.T.S.



**PLAN VIEW** 1  
SCALE: 1/2"=1'-0"

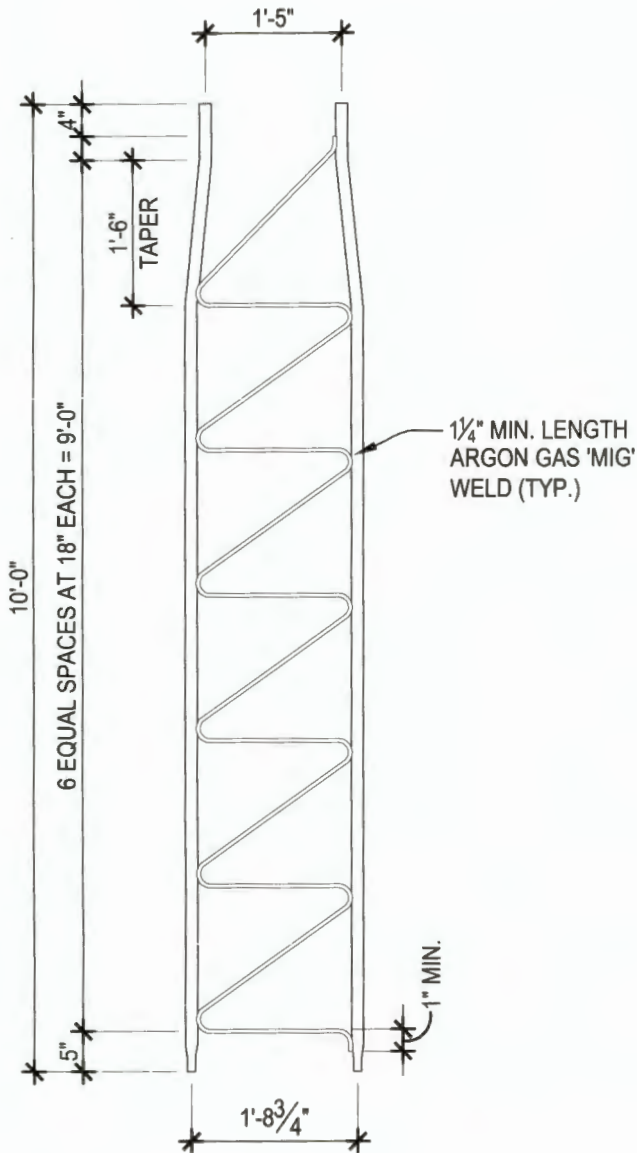
**TAPERED SECTION**



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JOB NO.:

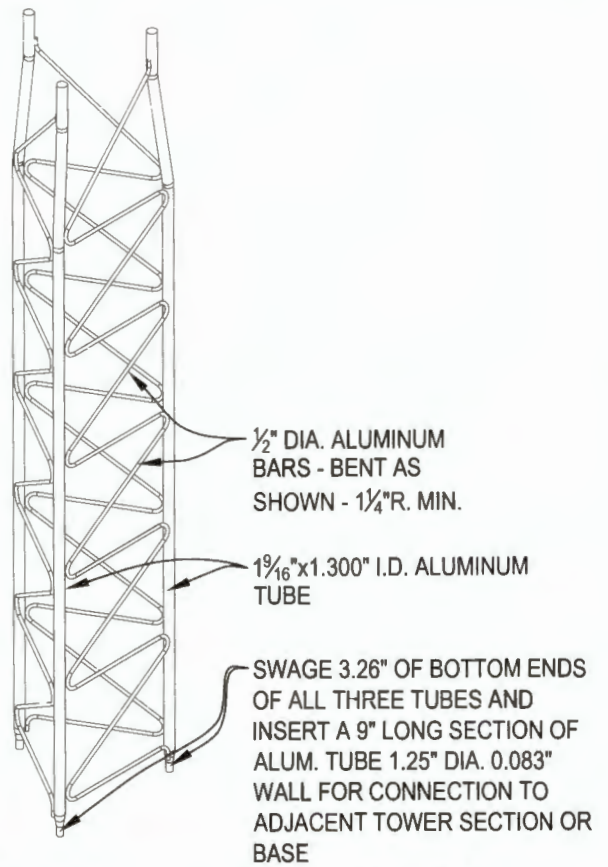
COMPONENT:  
**18-TAPR**



**ELEVATION**

SCALE: 1/2"=1'-0"

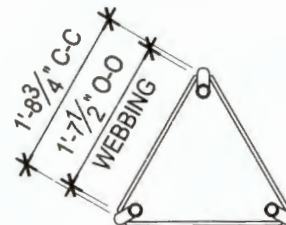
**2**



**ISOMETRIC**

SCALE: N.T.S.

**3**



**PLAN VIEW**

SCALE: 1/2"=1'-0"

**1**

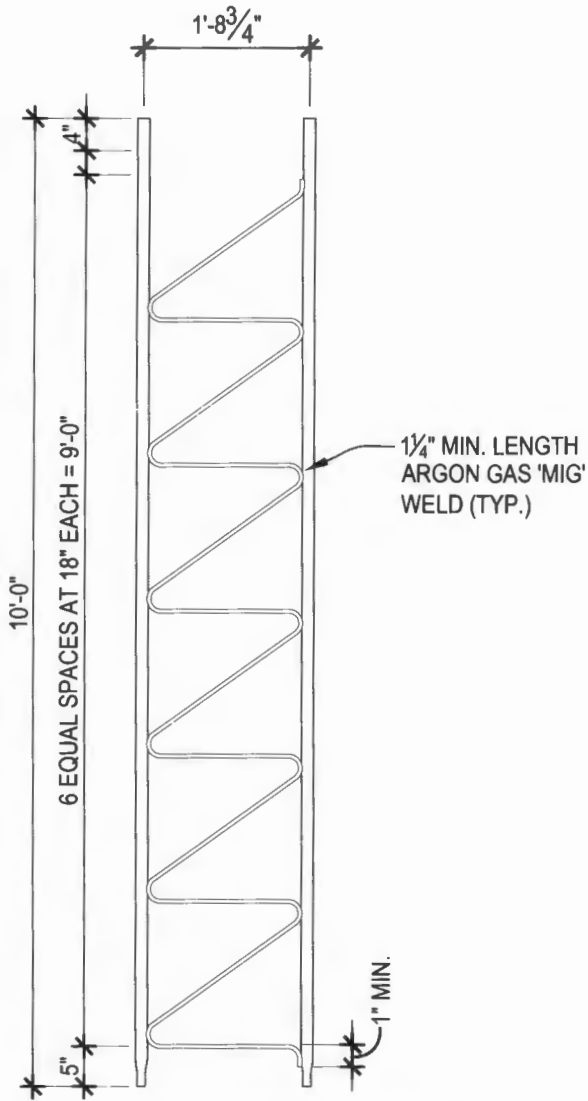
**TAPERED SECTION**



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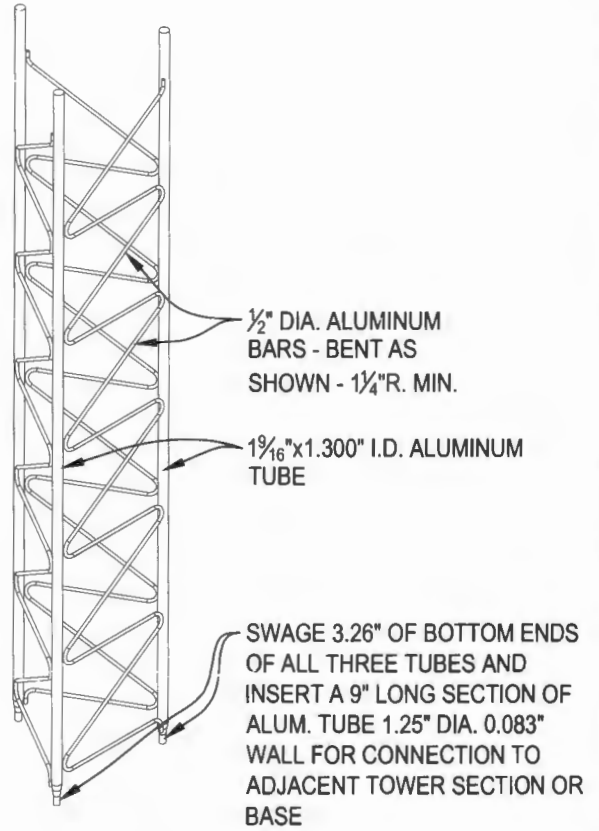
COMPONENT:  
**22-TAPR**



ELEVATION

SCALE: 1/2"=1'-0"

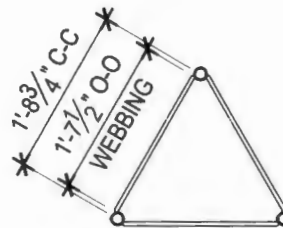
2



ISOMETRIC

SCALE: N.T.S.

3



PLAN VIEW

SCALE: 1/2"=1'-0"

1

STRAIGHT SECTION

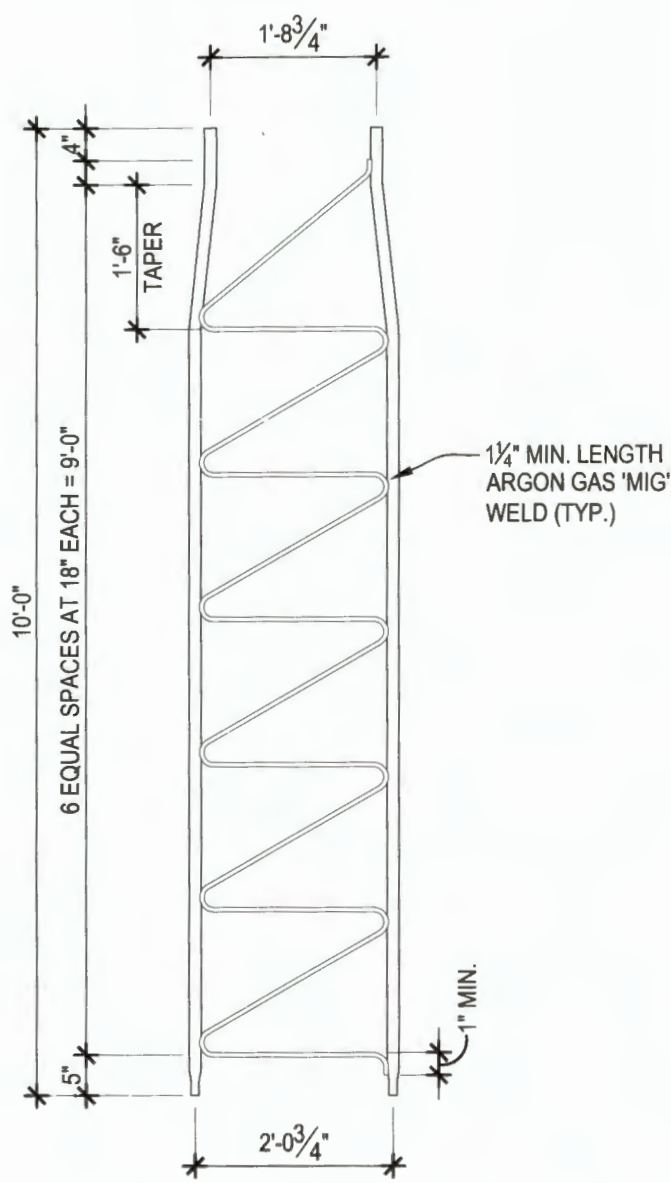


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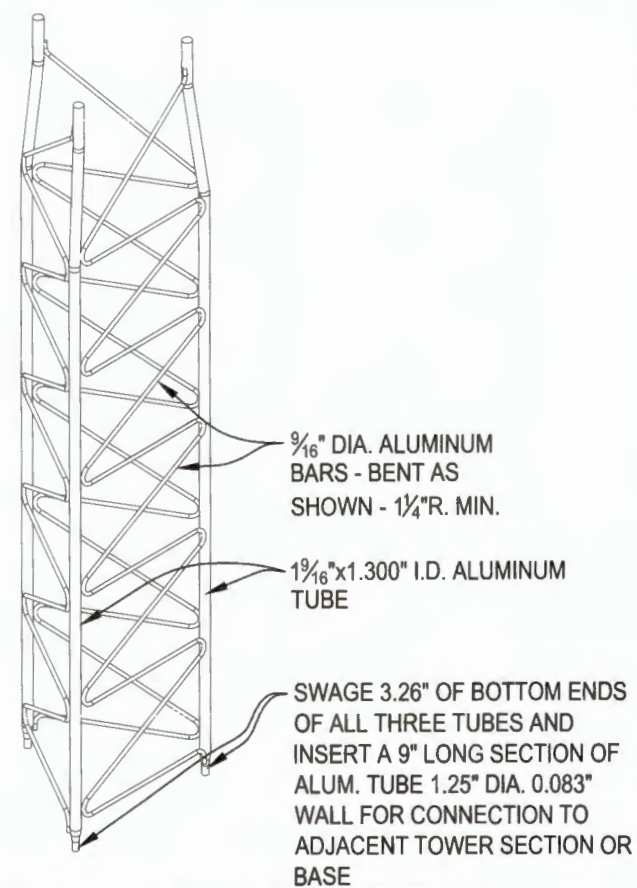
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COMPONENT:

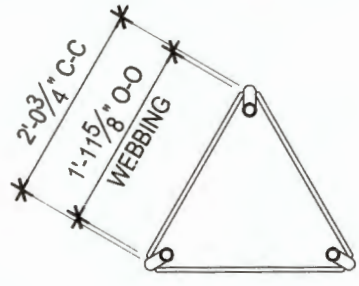
22-STRT



**ELEVATION** 2  
 SCALE: 1/2"=1'-0"



**ISOMETRIC** 3  
 SCALE: N.T.S.



**PLAN VIEW** 1  
 SCALE: 1/2"=1'-0"

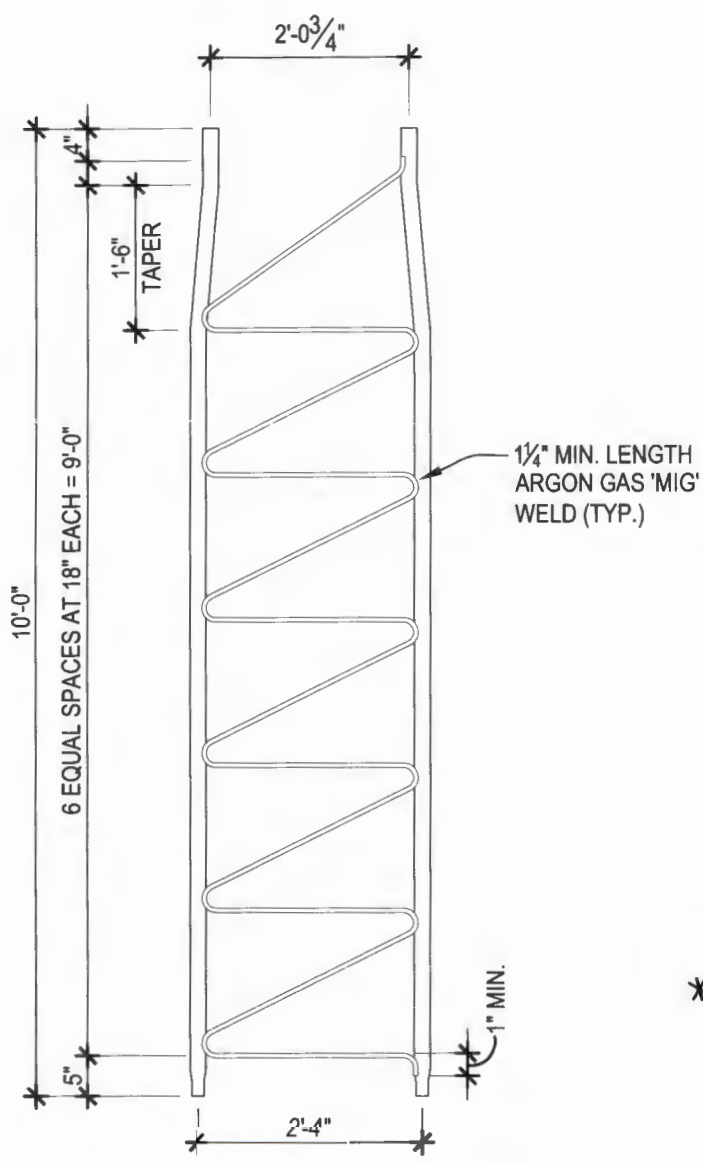
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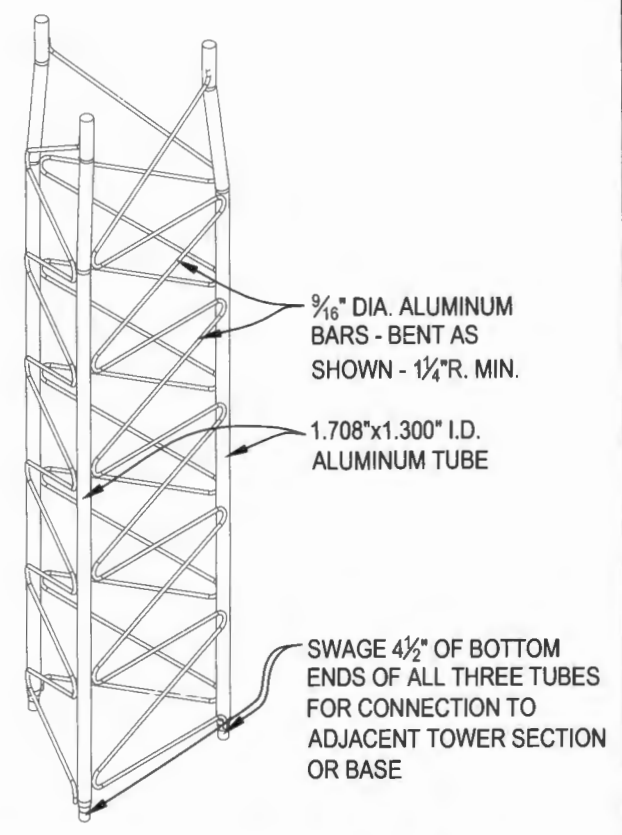
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JOB NO.:  
 COMPONENT:  
**26-TAPR**

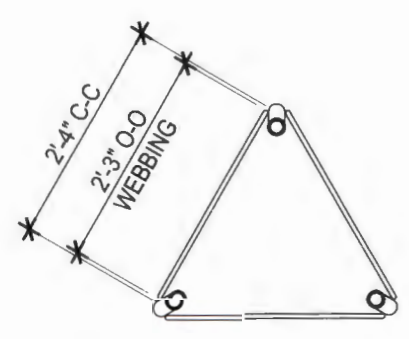




**ELEVATION** 2  
 SCALE: 1/2"=1'-0"



**ISOMETRIC** 3  
 SCALE: N.T.S.



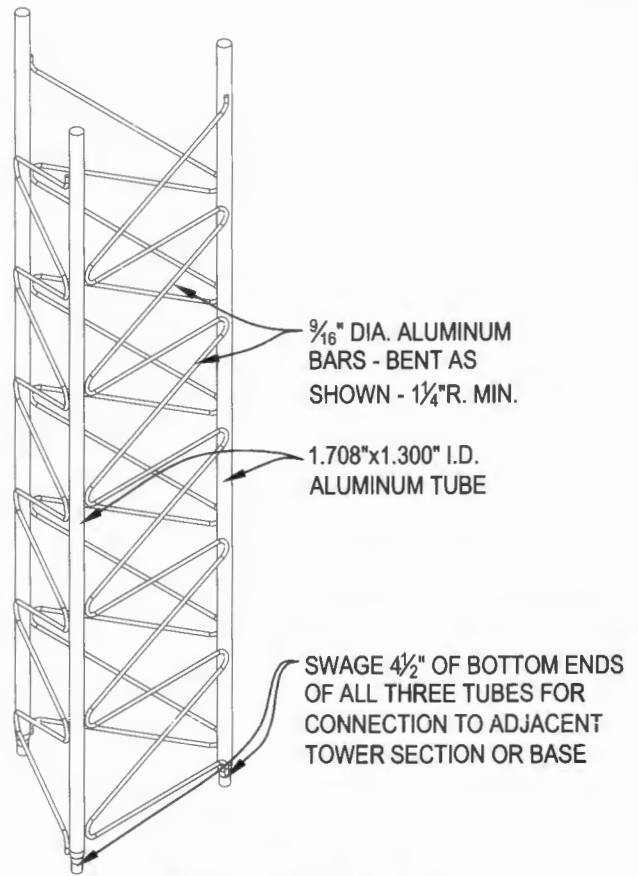
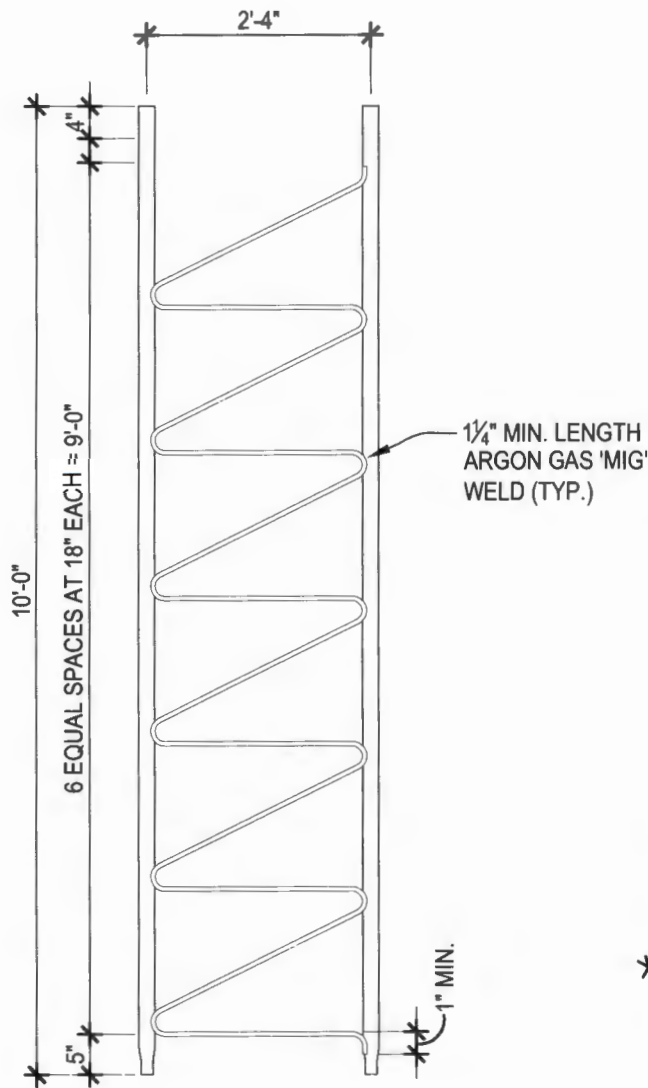
**PLAN VIEW** 1  
 SCALE: 1/2"=1'-0"

# TAPERED SECTION



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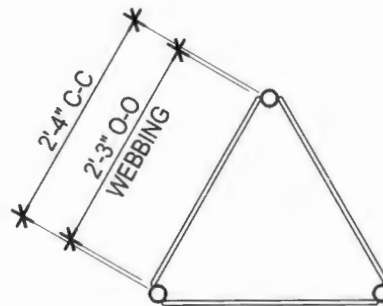
JOB NO.:  
 COMPONENT:  
**30-TAPR**



**ISOMETRIC**

SCALE: N.T.S.

**3**



**PLAN VIEW**

SCALE: 1/2"=1'-0"

**1**

**ELEVATION**

SCALE: 1/2"=1'-0"

**2**

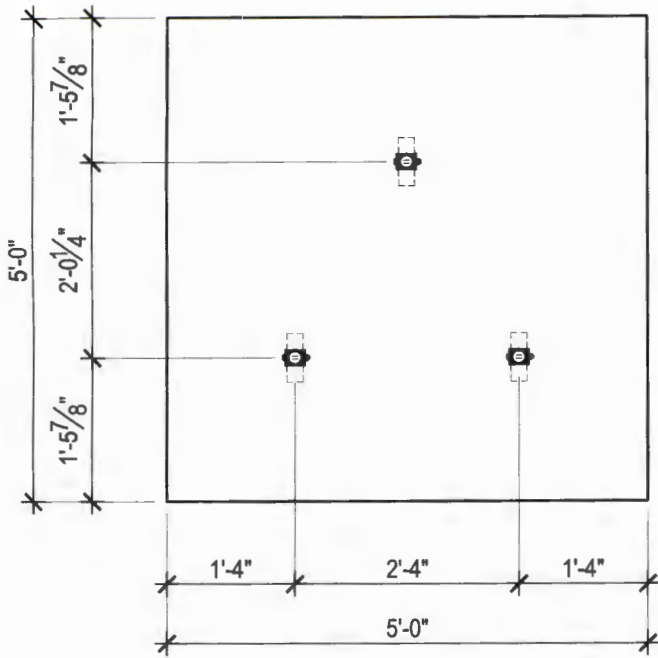
**STRAIGHT SECTION**



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 FAX: (586) 463-2964

JOB NO.:

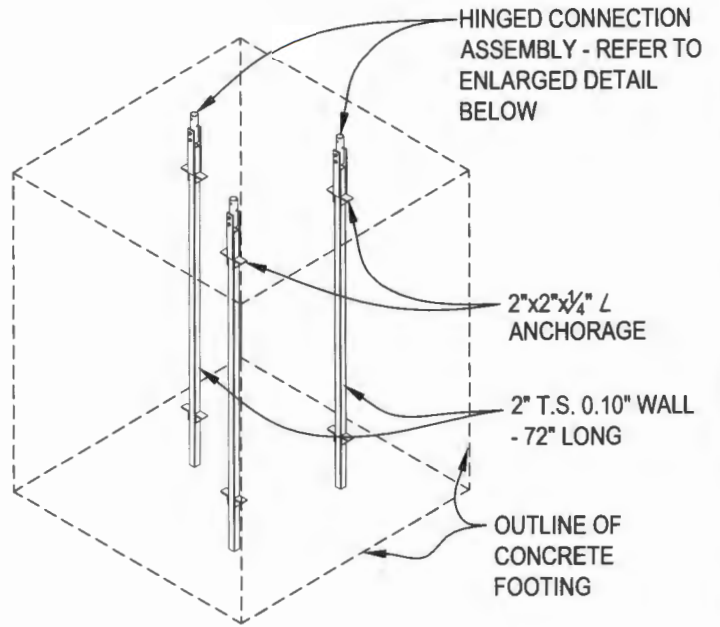
COMPONENT:  
**30-STRT**



**PLAN VIEW**

SCALE: 1/2"=1'-0"

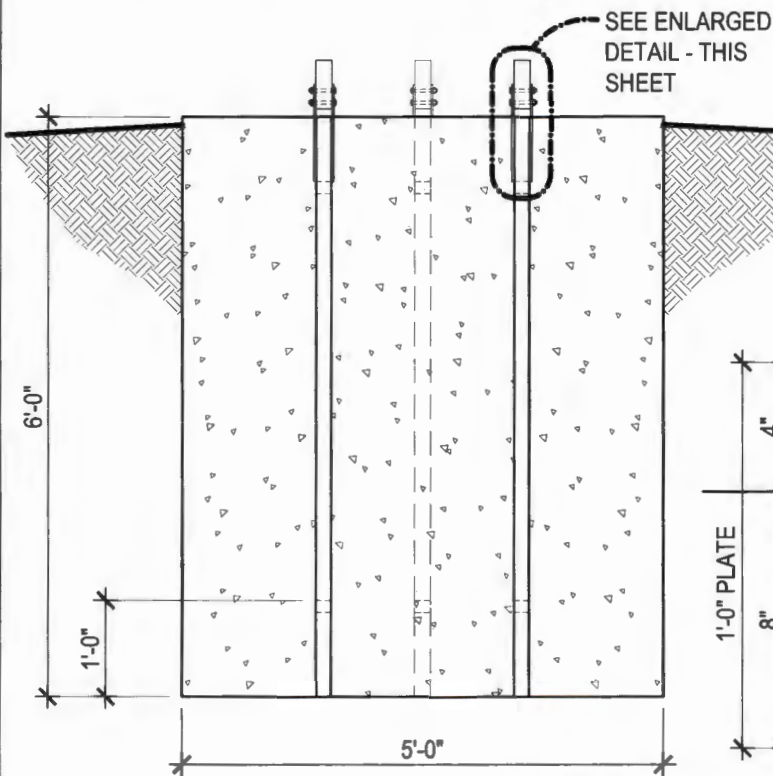
**1**



**ISOMETRIC**

SCALE: N.T.S.

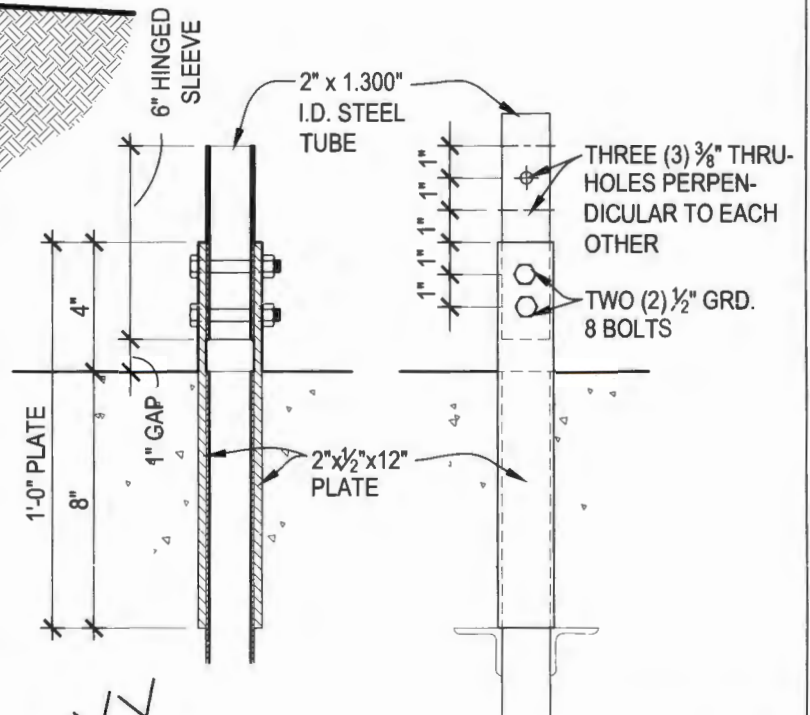
**3**



**ELEVATION**

SCALE: 1/2"=1'-0"

**2**



NOTE: FOUNDATIONS ARE DESIGNED FOR FIRM BEARING SOIL.

**BASE FOOTING**

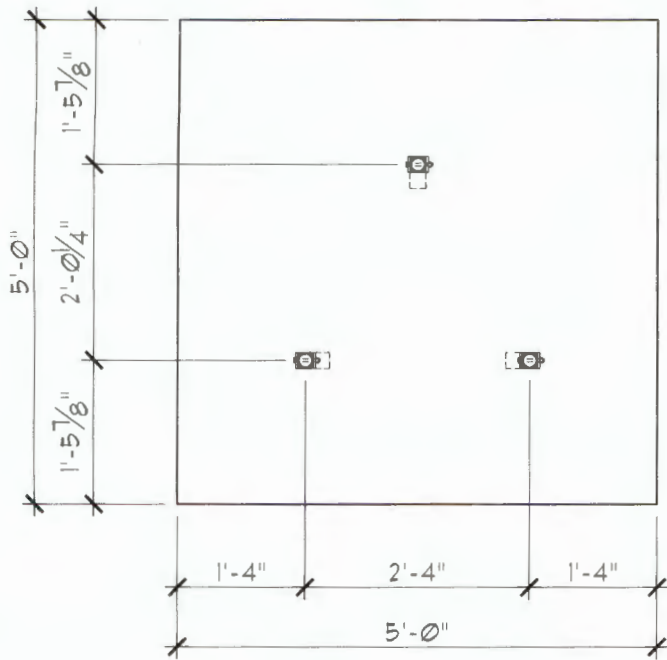


**UNIVERSAL TOWERS**  
 A DIVISION OF  
 UNIVERSAL MANUFACTURING CORP.  
 43900 GROESBECK HWY.  
 CLINTON TOWNSHIP, MI 48036  
 PH: (586) 463-2560  
 FAX: (586) 463-2964

JOB NO.:

COMPONENT:

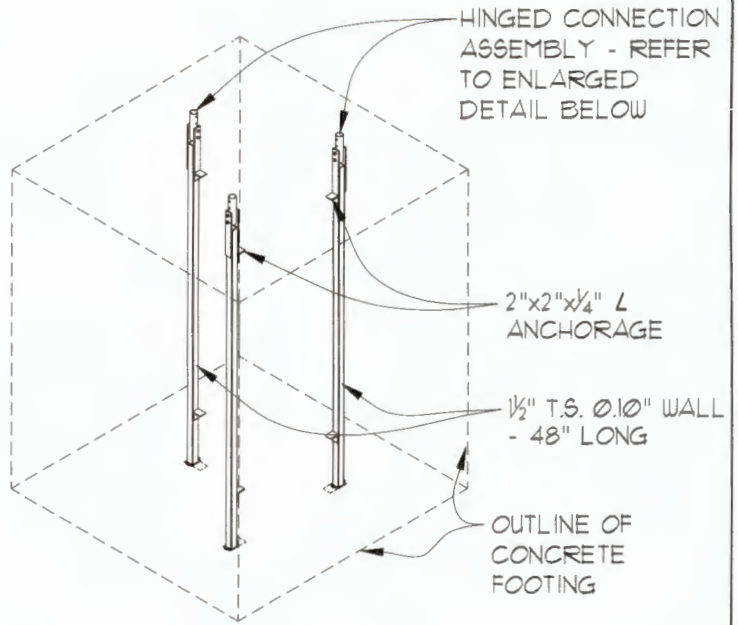
**B-30**



**PLAN VIEW**

SCALE: 1/2" = 1'-0"

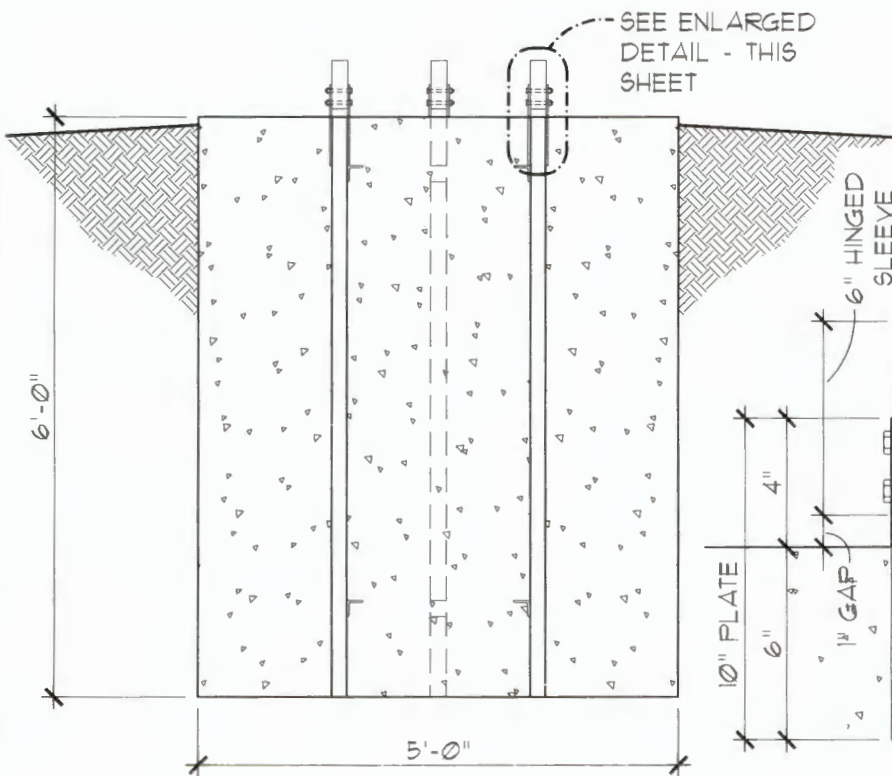
1



**ISOMETRIC**

SCALE: N.T.S.

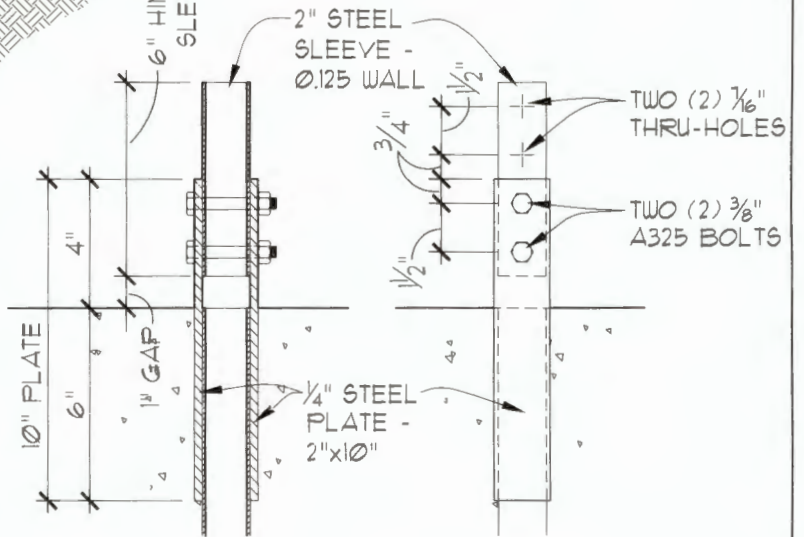
3



**ELEVATION**

SCALE: 1/2" = 1'-0"

2



**BASE FOOTING**



**UNIVERSAL TOWERS**  
 A DIVISION OF  
 UNIVERSAL MANUFACTURING CORP.  
 43900 GROESBECK HWY.  
 CLINTON TOWNSHIP, MI 48036  
 PH: (586) 463-2560  
 FAX: (586) 463-2964

JOB NO.:

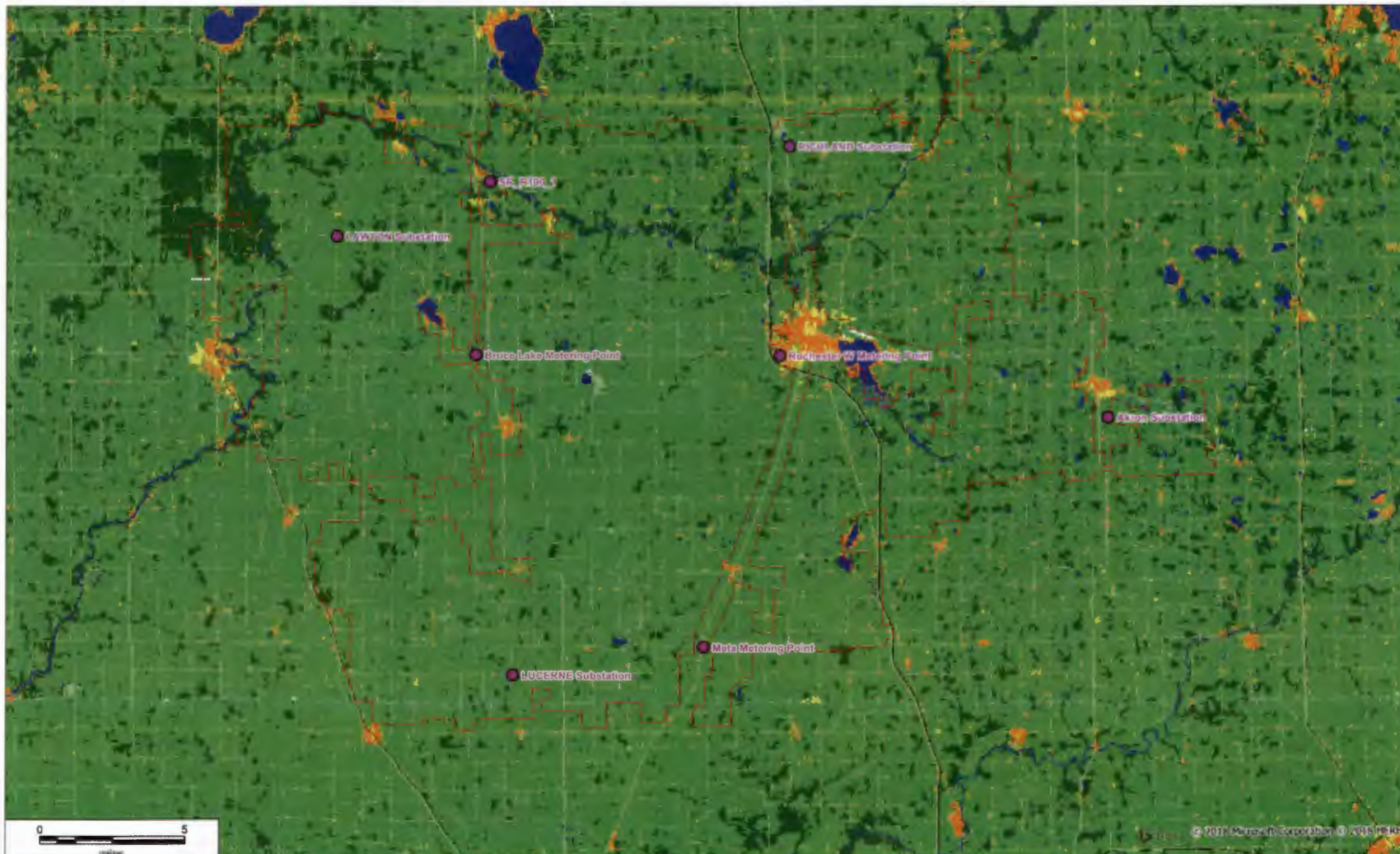
COMPONENT:  
**B-30**

# FlexNet Design

Base station and Clutter

7386 - FULTON COUNTY  
ELEC COOP - T  
Rochester, IN

RF Engineer: Jon Jobe  
Date: 12/5/2018



### LEGEND

- Site Location
- High Density Urban
- Commercial - Industrial
- Suburban Few Trees
- Suburban With Trees
- Airports
- Major Transportation
- Open
- Grass - Agriculture
- Forest
- Wetland
- Inland Water
- Sea Water

This propagation study is based on actual information provided by the utility pertaining to meter type, Smart point Location, potential antennae height on structure, structure height, and structure location. Any changes, deletions and/or additions that are not provided to the design engineers during the creation of this design may result in a study that does not correlate to actual field conditions.

For all tower mounted antennas, a minimum antenna standoff of 3' is required from the tower.

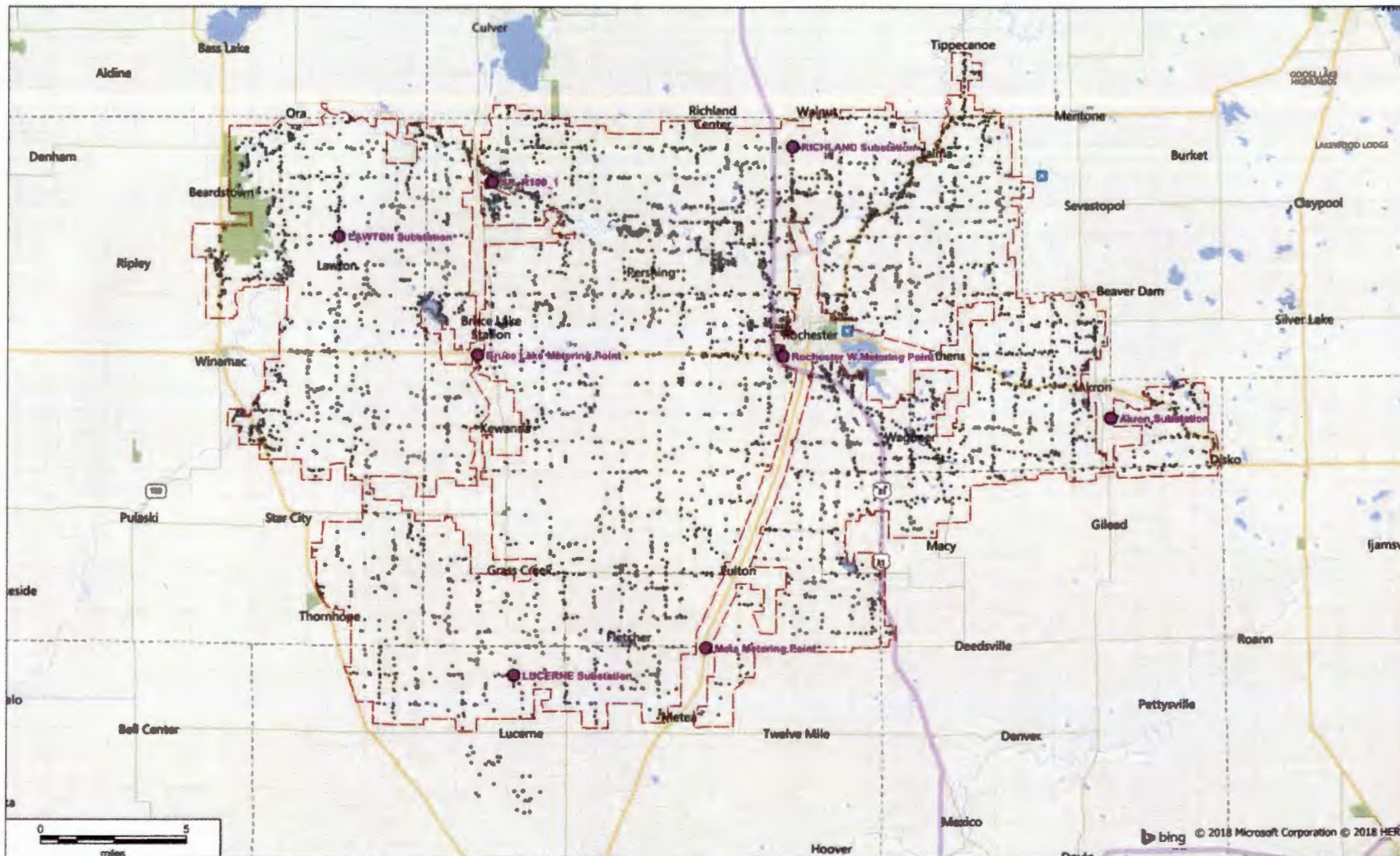


## FlexNet Design

Base station and Meter Locations

7386 - FULTON COUNTY  
ELEC COOP -T  
Rochester, IN

RF Engineer: Jon Jobe  
Date: 12/5/2018



### LEGEND

- Site Location
- Endpoint Location



This propagation study is based on actual information provided by the utility pertaining to meter type, Smart point Location, potential antennae height on structure, structure height, and structure location. Any changes, deletions and/or additions that are not provided to the design engineers during the creation of this design may result in a study that does not correlate to actual field conditions.

For all tower mounted antennas, a minimum antenna standoff of 3' is required from the tower.

# FlexNet Design

## Propagation Analysis

**7386 - FULTON COUNTY  
ELEC COOP -T  
Rochester, IN**

RF Engineer: Jon Jobe  
Date: 12/5/2018

### Proposed Site Details

Total Site Locations: 8  
Total Base station Counts: 8  
M400B2 = 7  
R100NA = 1

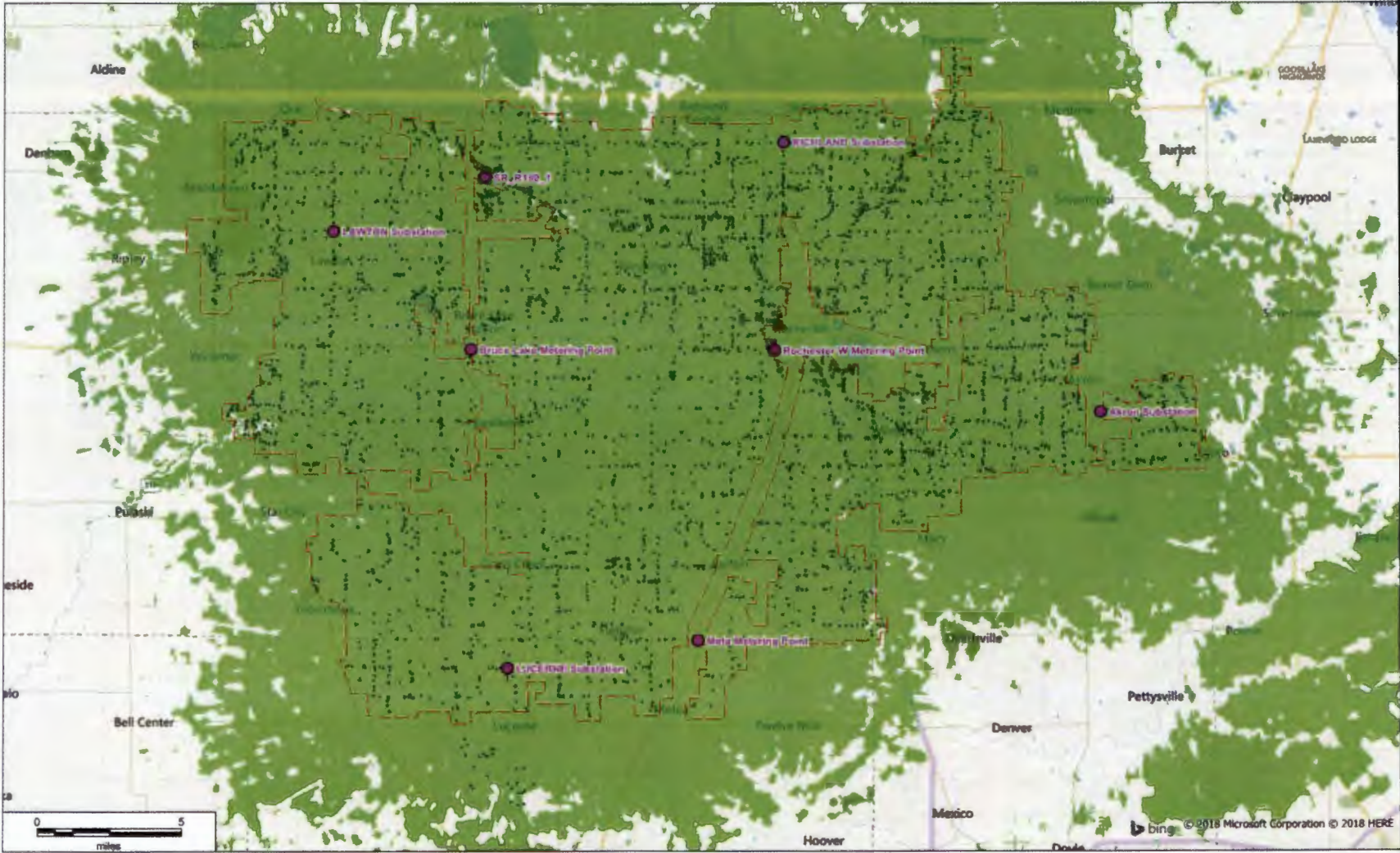
### Design Factors

Flex Net Version: V2  
Modulation: 2FSK\_HB  
Endpoint Type: Electric  
Smart point Location: Outdoor  
Attenuation: 0dB

Category	Meters
Covered	6,240
Not_Covered	44
Meters_Read_@_Contract_RIS_Rate	6,146
<b>Total Meters Analyzed</b>	<b>6,284</b>

### LEGEND

- Area of Coverage
- Site Location
- Endpoint Location



This propagation study is based on actual information provided by the utility pertaining to meter type, Smart point Location, potential antennae height on structure, structure height, and structure location. Any changes, deletions and/or additions that are not provided to the design engineers during the creation of this design may result in a study that does not correlate to actual field conditions.

For all tower mounted antennas, a minimum antenna standoff of 3' is required from the tower.



## DB589-Y

**1-port omni antenna, 890–960 MHz, 360° HPBW, fixed electrical tilt, fits on 38–51 mm (1-1/2 to 2 in) OD pipe**

- Light weight, low profile omnidirectional antenna ideal for low to moderate gain applications
- Integral dual purpose mount allows top or side mounting

### Electrical Specifications

#### Frequency Band, MHz

	890–960
Gain, dBi	11.1
Beamwidth, Horizontal, degrees	360
Beamwidth, Vertical, degrees	9.0
Beam Tilt, degrees	0
VSWR   Return Loss, dB	1.5   14.0
PIM, 5th Order, 2 x 20 W, dBc	-153
Input Power per Port, maximum, watts	400
Polarization	Vertical
Impedance	50 ohm

### General Specifications

Operating Frequency Band	890 – 960 MHz
Antenna Type	Omni
Band	Single band
Includes	V-bolts
Performance Note	Outdoor usage

### Mechanical Specifications

RF Connector Quantity, total	1
RF Connector Quantity, low band	1
RF Connector Interface	N Female
Color	Horizon blue
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Brass
Radome Material	Fiberglass, UV resistant
RF Connector Location	Bottom
Wind Loading, maximum	176.1 N @ 100 mph 39.6 lbf @ 100 mph
Wind Speed, maximum	201 km/h   125 mph

### Dimensions

Length	2794.0 mm   110.0 in
Outer Diameter	38.1 mm   1.5 in
Net Weight, without mounting kit	5.2 kg   11.5 lb



# Product Specifications

COMMSCOPE®

DB589-Y

## Regulatory Compliance/Certifications

### Agency

RoHS 2011/65/EU  
China RoHS SJ/T 11364-2006  
ISO 9001:2008

### Classification

Compliant by Exemption  
Above Maximum Concentration Value (MCV)  
Designed, manufactured and/or distributed under this quality management system



### \* Footnotes

Performance Note

Severe environmental conditions may degrade optimum performance

## Heather Redinger

---

**From:** Casi Cowles  
**Sent:** Friday, February 15, 2019 11:35 AM  
**To:** Lynn Studebaker  
**Cc:** Heather Redinger  
**Subject:** RE: Towers

Lynn,

The setback for all four sites are required to be 200' from any property line. REMC is requesting development standard variances from the setbacks. I do not have the proposed site plans on file yet, so cannot tell you how far from any of the property lines the towers will be.

I meant to address this while we spoke on the phone after you asked for the Board member names, but was sidetracked by our conversation. I want to make sure I notified you that as written in the Fulton County Zone Ordinance 10-1.7 (G) communication with the individual Board members is not allowed. The individual members cannot receive correspondence, communicate through correspondence, or discuss any petition with the public that is in on their agenda prior to the advertised meeting date during the public hearing. Any prior communication can be seen as bias and that member may have to recuse themselves from the public hearing(s). Although there is no issue with you asking for the names of the Board members, please send any and all comments/correspondence regarding this petition to the office. Heather will make sure all of the Board members get all correspondence submitted to the office in their March meeting packets. I have cc'd her on this email so she can print off your email with the links to the National Agriculture Aviation Association's recommendations and add it to their packets. The Board members can then on their own time investigate your concerns and thoughts.

Thank you,  
Casi

---

Casi J. Cowles, Executive Director  
Fulton County Plan Commission  
125 East 9<sup>th</sup> Street – Suite 012  
Rochester, IN 46975  
Ph: (574) 223.7667  
Fx: (574) 223.3652  
[ccowles@co.fulton.in.us](mailto:ccowles@co.fulton.in.us)

**From:** Lynn Studebaker [mailto:llpstudebaker@gmail.com]  
**Sent:** Friday, February 15, 2019 10:21 AM  
**To:** Casi Cowles <ccowles@co.fulton.in.us>; Lynn Studebaker <llpstudebaker@gmail.com>  
**Subject:** Towers

Hello Casey,

Thanks for speaking with me this morning. I forgot to ask you one question - what is the setback to our property line for the communications tower?

We are glad to hear there will be no guy wires.

While it is true that the FAA does not require a tower below 200 feet to be marked with aviation orange and white, that does not mean that towers below 200 feet should not be marked for the safety of pilots of small aircraft. We are formally requesting that all four of the REMC communication towers be marked with aviation orange and white *because we do employ crop dusters in that field*, and crop dusters fly in the rural areas of Fulton County where the other towers are located as well.

Please see the information below as findings of fact for reasons that the tower should be marked as such. Like a MET tower, it will be difficult for pilots to see a communications tower. Regardless of FAA rules for towers below 200 feet, this will be a hazard for crop dusters and private pilots (like my son and sister) who will be flying private airplanes in the area. Please see the National Agriculture Aviation Association's recommendations for marking towers:

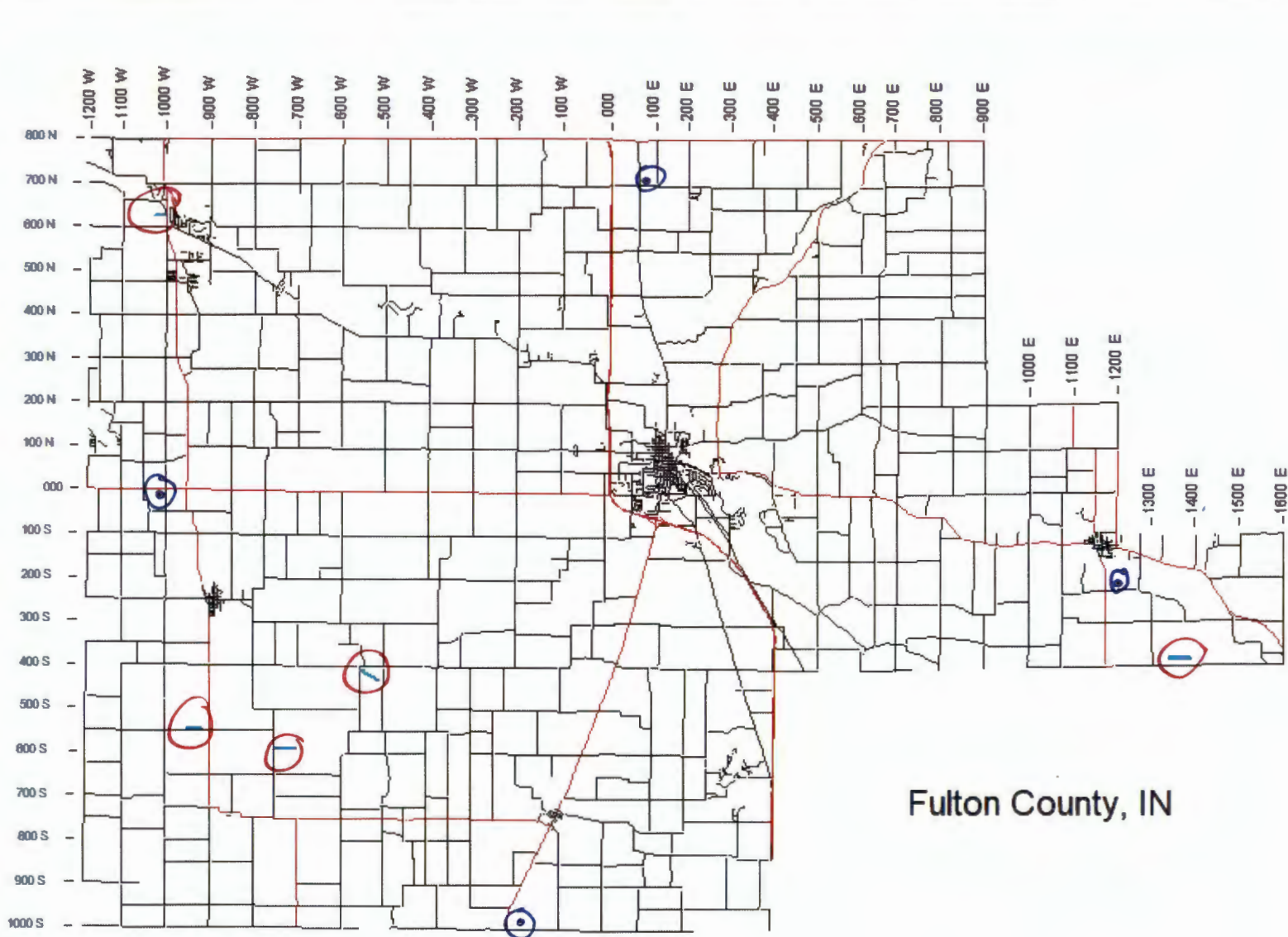
<https://www.agaviation.org/Files/Tower%20Issue%20Brief%2020190117.pdf>

<https://www.agaviation.org/towermarkingvideo>

Thank you in advance for your help.

Regards,

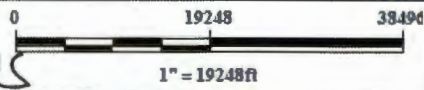
Lynn Plummer-Studebaker

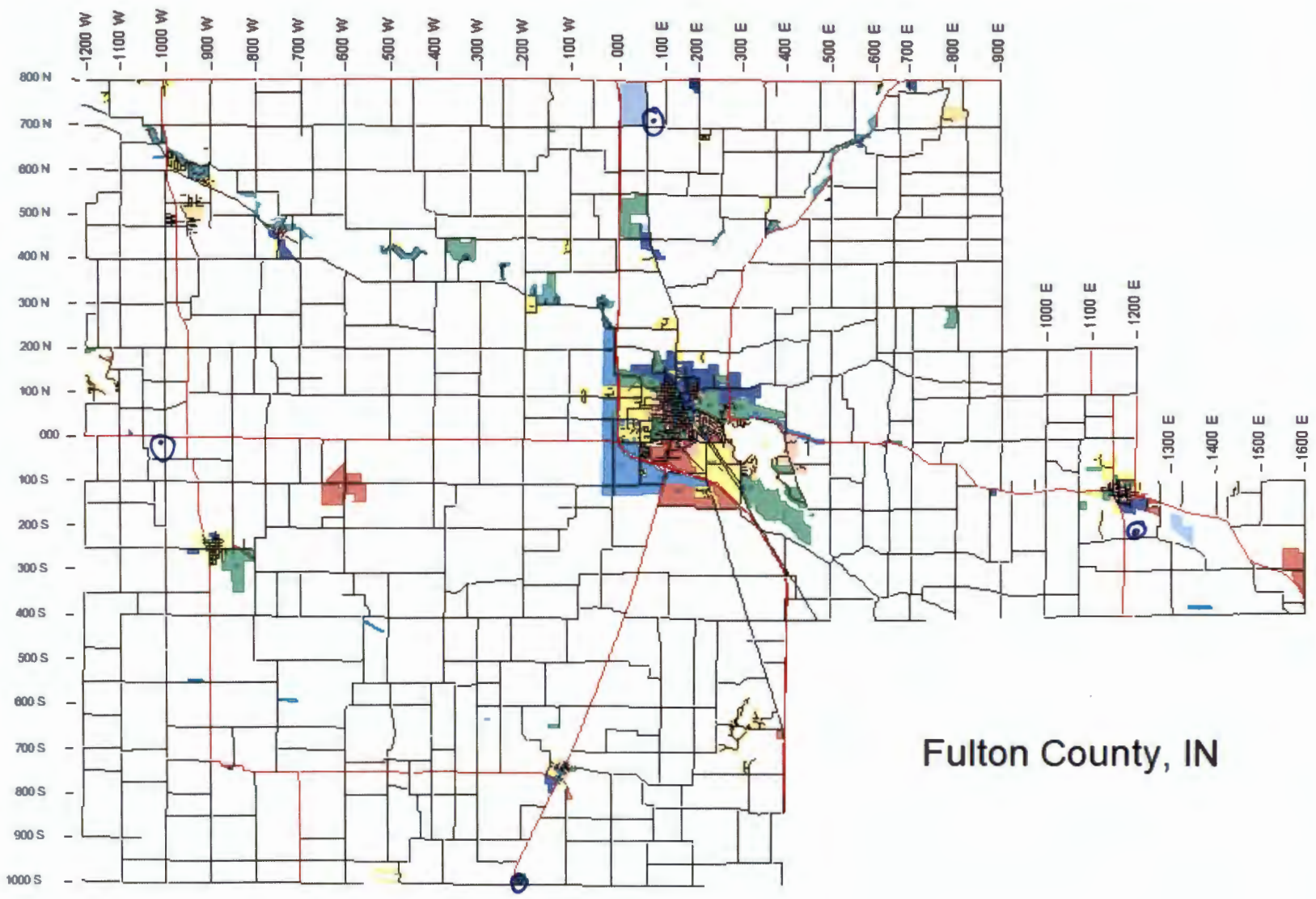


Fulton County, IN

- Highways
- Roads
- Grid
- Private Airstrips

Private airstrips w/ tower locations





**Area Zone Map**

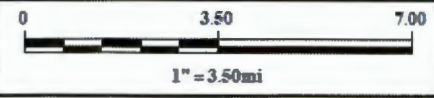
- Feature Name:
- AG
  - C
  - DC
  - GC
  - HC
  - HD
  - IN
  - IR
  - IU
  - KW
  - MP
  - R1
  - R2
  - R3
  - RR
  - SR
  - VC

- Highways
- Roads
- Grid
- Private Airstrips

Fulton County, IN



TOWER locations



**Docket #541-0119**  
**Fulton County REMC**  
**Special Exception & Development Standard Variances**

Fulton County REMC (#541-0119) is requesting a Special Exception and development standard variances for the purpose of a 100' telecommunication tower on property located at 12022 E 225 S, Akron, within the Agricultural (AG) District, to facilitate meter reading antenna.

Fulton County REMC is requesting a special exception to erect a 100' telecommunication tower. They are also requesting the following development standard variances off of Article 5-1.1 Telecommunication standards.

TF-01: B: the proposed tower is for REMC use only and are unable to enter a common lease term agreement with existing towers.

D: the proposed tower is for REMC use only will not have any additional users.

H: requesting to not erect a fence.

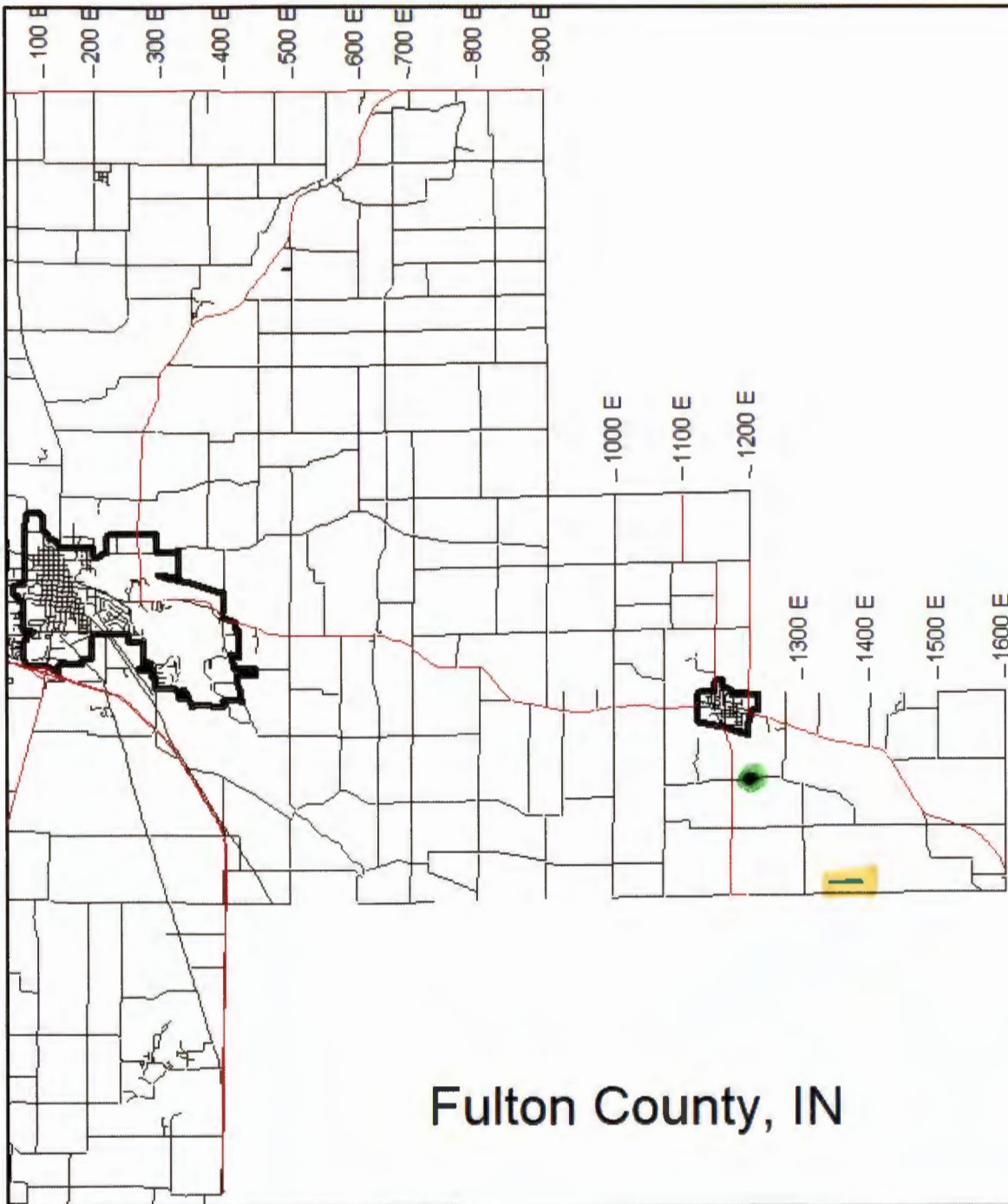
I: requesting to not have landscaping.






TF-02: B: The minimum setback is 200' or half of the tower height, whichever is more. The tower would sit approximately 5' off of the north side, 50' off of the west side and 100' off of the front yard. This property is triangle shaped and therefore has 1 front and 2 side property lines.

Therefore the variances requested are off the TF-01 standards and 195' off of the north side, 150' off of the west side and 100' off of the front yard.

The staff does not recommend additional requirements not mandated by the FAA, for paint, lighting etc. There are numerous Ag structures in the area that are as tall or exceed the height as the proposed freestanding pole.

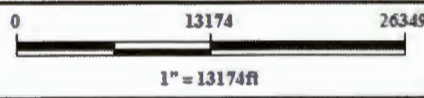
All crop dusting services should be aware of the danger of being in close proximity to a substation, with or without a tower located on-site and should fly with appropriate caution to remain in the air space above the field they are services, while maintaining a responsible distance from the substation perimeter.



-  City Town Boundary
-  Highways
-  Roads
-  Grid
-  Private Airstrips

Fulton County, IN

12022 East 225 S





225 S

Project site

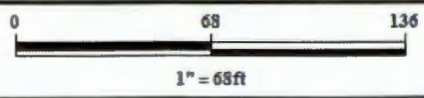




City Town Boundary  
Parcels

Highways  
Parcels  
Lots(1)

THINK



# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

AGI - 200'

5-1.11 B-~~D~~ D, H, I

- How much of a variance is needed (footage)?

~~100'~~ Front, sides + ~~100'~~

B - <sup>Private</sup> ~~personal~~ use / not siting on existing towers

- What is the project needing a variance (bedroom, bathroom, etc.)?

D private no additional users. H - no fence, I - no landscaping

100' telecommunication tower

- What are the exact dimensions of the project (12' x 12')?

\_\_\_\_\_

\_\_\_\_\_

- What is the reason the required development standards cannot be met?

\_\_\_\_\_

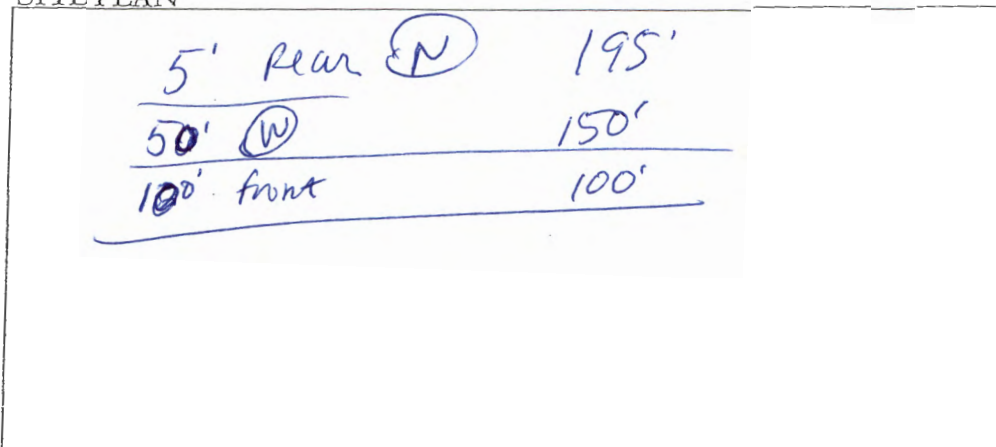
\_\_\_\_\_

- Has Health Department approval for septic & well been obtained, if applicable?

\_\_\_\_\_

\_\_\_\_\_

**SITE PLAN**



**Docket #542-0119**  
**Fulton County REMC**  
**Special Exception & Development Standard Variances**

Fulton County REMC (#542-0119) is requesting a Special Exception and development standard variances for the purpose of a 100' telecommunication tower on property located at 7061 N Old US 31, within the Agricultural (AG) District, to facilitate meter reading antenna.

Fulton County REMC is requesting a special exception to erect a 100' telecommunication tower. They are also requesting the following development standard variances off of Article 5-1.1 Telecommunication standards.

TF-01: B: the proposed tower is for REMC use only and are unable to enter a common lease term agreement with existing towers.

D: the proposed tower is for REMC use only will not have any additional users.

H: requesting to not erect a fence.

I: requesting to not have landscaping.

TF-02: B: The minimum setback is 200' or half of the tower height, whichever is more. The tower would sit approximately 150' off of the front yard, 150' off of the rear yard, 35' off of the north side yard and 170' off of the south side yard.

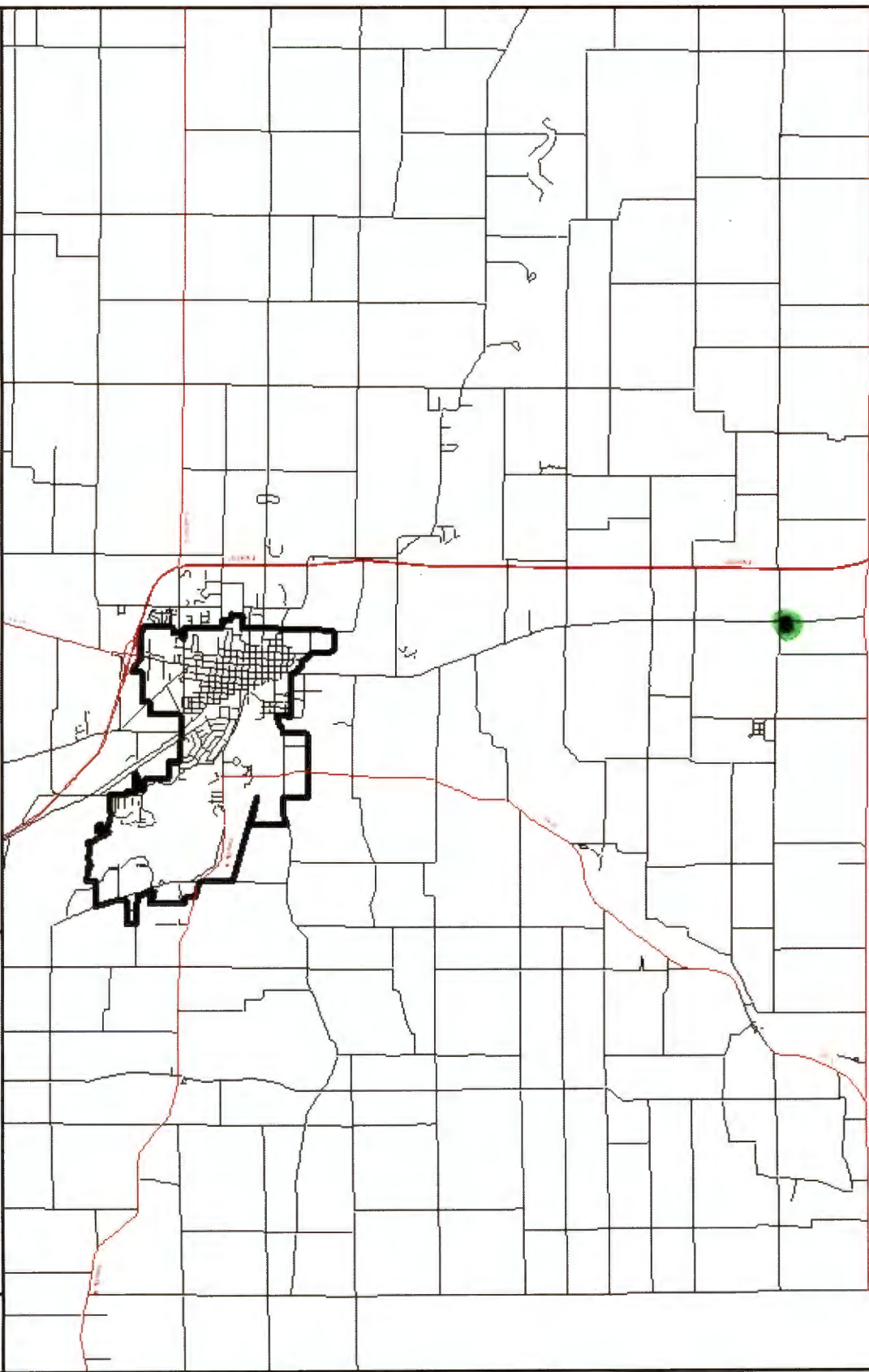
Therefore the variances requested are off the TF-01 standards and 50' off of the front yard, 50' off of the rear yard, and 165' off of the north side yard and 30' off of the south side yard.

The staff does not recommend additional requirements not mandated by the FAA, for paint, lighting etc. There are numerous Ag structures in the area that are as tall or exceed the height as the proposed freestanding pole.

All crop dusting services should be aware of the danger of being in close proximity to a substation, with or without a tower located on-site and should fly with appropriate caution to remain in the air space above the field they are services, while maintaining a responsible distance from the substation perimeter.

7061 N OLD US 31

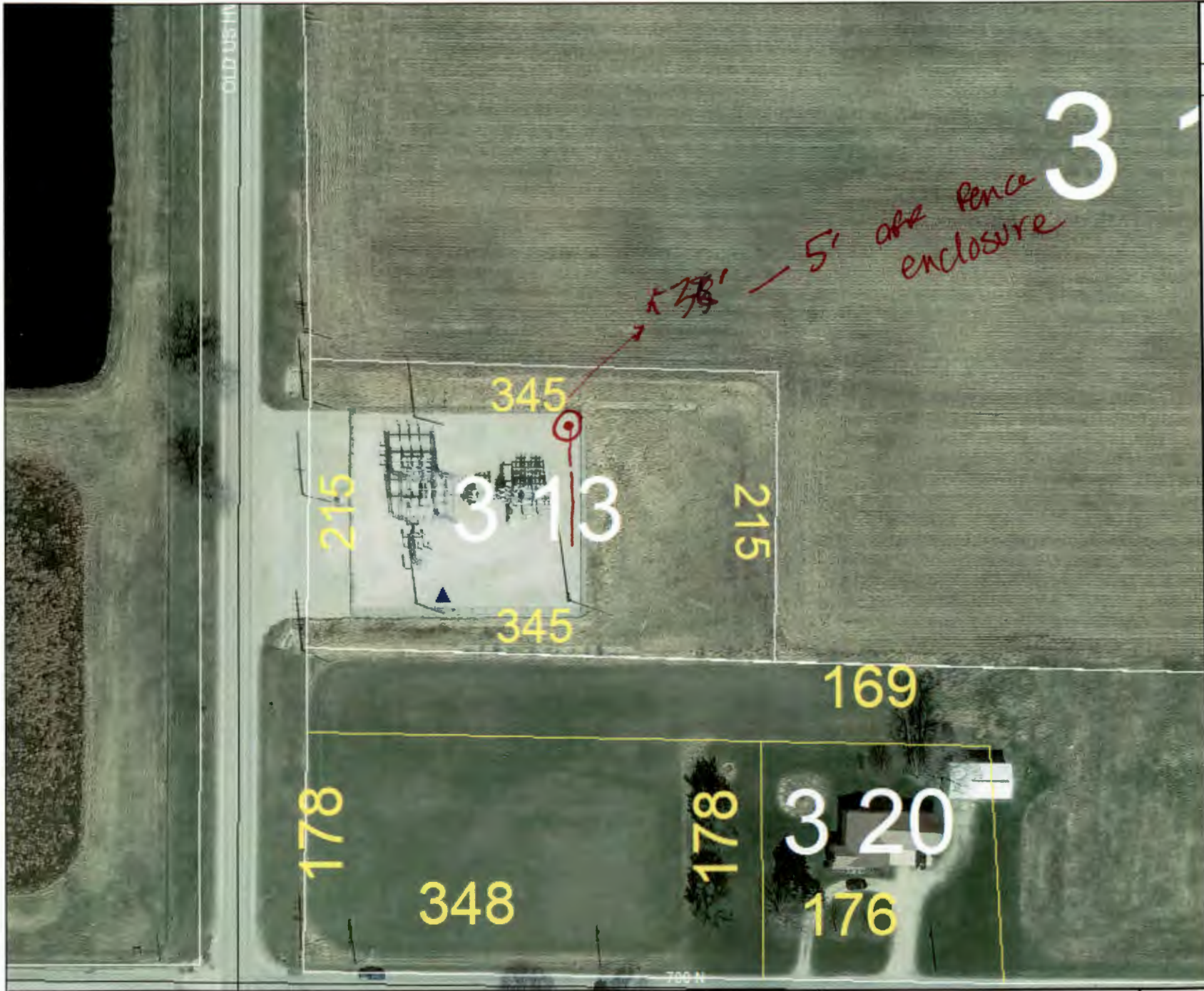
- 600 W  
- 500 W  
- 400 W  
- 300 W  
- 200 W  
- 100 W  
- 000  
- 100 E  
- 200 E  
- 300 E  
- 400 E  
- 500 E  
- 600 E  
- 700 E  
- 800 E  
- 900 E



- City Town Boundary
- Highways
- Roads
- Grid

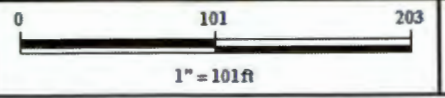






- City Town Boundary
- Parcels
- ▲ Permits - Primary
- Highways
- Roads
- Parcels
- Lots(1)

THINK

# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

AG- 200' - Setbacks  
5-1.1 TF-01 B, D, H, I TF-02 B

- How much of a variance is needed (footage)?

50' off front, 30' (S) side  
50' Rear 105' (N) side

- What is the project needing a variance (bedroom, bathroom, etc.)?

telecomm tower

- What are the exact dimensions of the project (12' x 12')?

100' freestanding pole

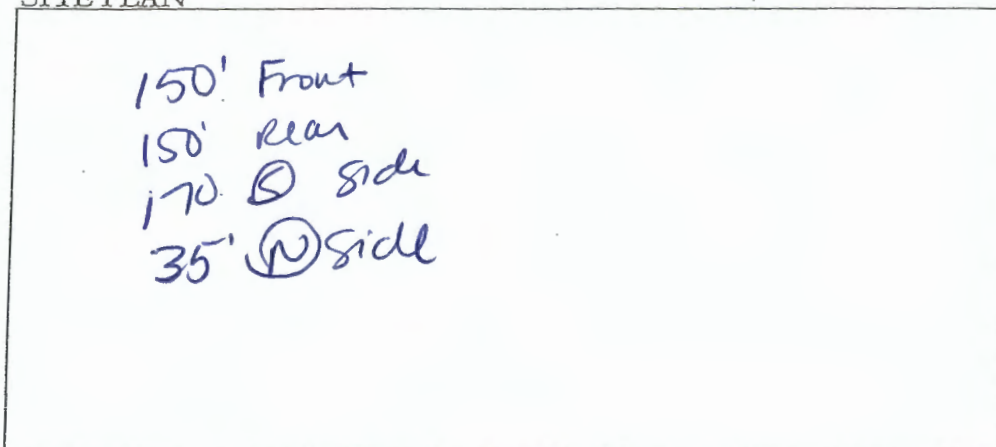
- What is the reason the required development standards cannot be met?

see report

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

## SITE PLAN



**Docket #543-0119**  
**Fulton County REMC**  
**Special Exception & Development Standard Variances**

Fulton County REMC (#543-0119) is requesting a Special Exception and development standard variances for the purpose of a 100' telecommunication tower on property located at 9815 S SR 25, Fulton, within the Institutional Recreational (IR) District, to facilitate meter reading antenna.

Fulton County REMC is requesting a special exception to erect a 100' telecommunication tower. They are also requesting the following development standard variances off of Article 5-1.1 Telecommunication standards.

TF-01: B: the proposed tower is for REMC use only and are unable to enter a common lease term agreement with existing towers.

D: the proposed tower is for REMC use and will allow Caston School Corporation to add an antenna for bus communication, but no other outside vendor.

H: requesting to not erect a fence.

I: requesting to not have landscaping.

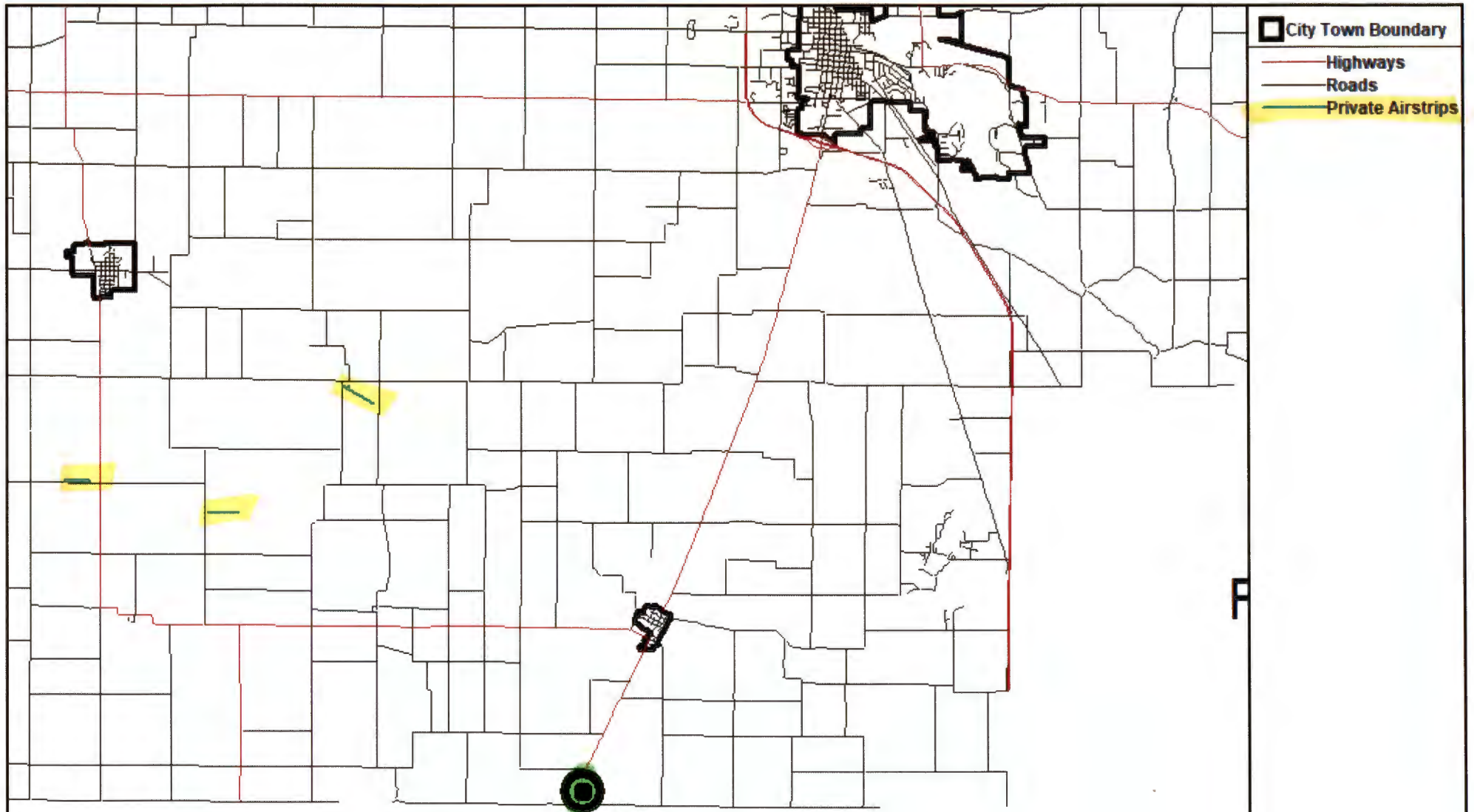
TF-02: B: The minimum setback is 200' or half of the tower height, whichever is more. The tower would sit approximately 60' off of the south front yard, and will meet all other setbacks.

Therefore the variances requested are off the TF-01 standards and 140' off of the south front yard.

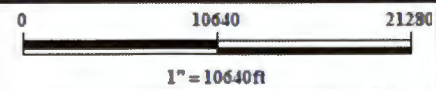
The staff does not recommend additional requirements not mandated by the FAA, for paint, lighting etc. There are numerous Ag structures in the area that are as tall or exceed the height as the proposed freestanding pole.

All crop dusting services should be aware of the danger of being in close proximity to a substation, with or without a tower located on-site and should fly with appropriate caution to remain in the air space above the field they are services, while maintaining a responsible distance from the substation perimeter.












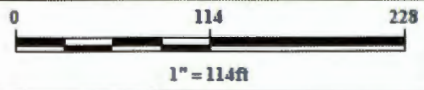
9815 South SR 25







-  City Town Boundary Parcels
-  Bldg Permits
-  Permits - Accessory
-  Permits - Commercial
-  Highways
-  Roads
-  Lots(1)



# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

IR - 200'

TF-01, TF-02

- How much of a variance is needed (footage)?

140' off (S) side front yard

- What is the project needing a variance (bedroom, bathroom, etc.)?

telecommunication tower

- What are the exact dimensions of the project (12' x 12')?

100' freestanding pole

- What is the reason the required development standards cannot be met?

see report

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

## SITE PLAN

60' front

**Docket #544-0119**  
**Fulton County REMC**  
**Special Exception & Development Standard Variances**

Fulton County REMC (#542-0119) is requesting a Special Exception and development standard variances for the purpose of a 100' telecommunication tower on property located at 22 S 1000 W, Kewanna, within the Agricultural (AG) District, to facilitate meter reading antenna.

Fulton County REMC is requesting a special exception to erect a 100' telecommunication tower. They are also requesting the following development standard variances off of Article 5-1.1 Telecommunication standards.

TF-01: B: the proposed tower is for REMC use only and are unable to enter a common lease term agreement with existing towers.

D: the proposed tower is for REMC use only will not have any additional users.

H: requesting to not erect a fence.






I: requesting to not have landscaping.

TF-02: B: The minimum setback is 200' or half of the tower height, whichever is more. The tower would sit approximately 170' off of the north, 170' off of the east, 25' off of the west and 5' off of the south.

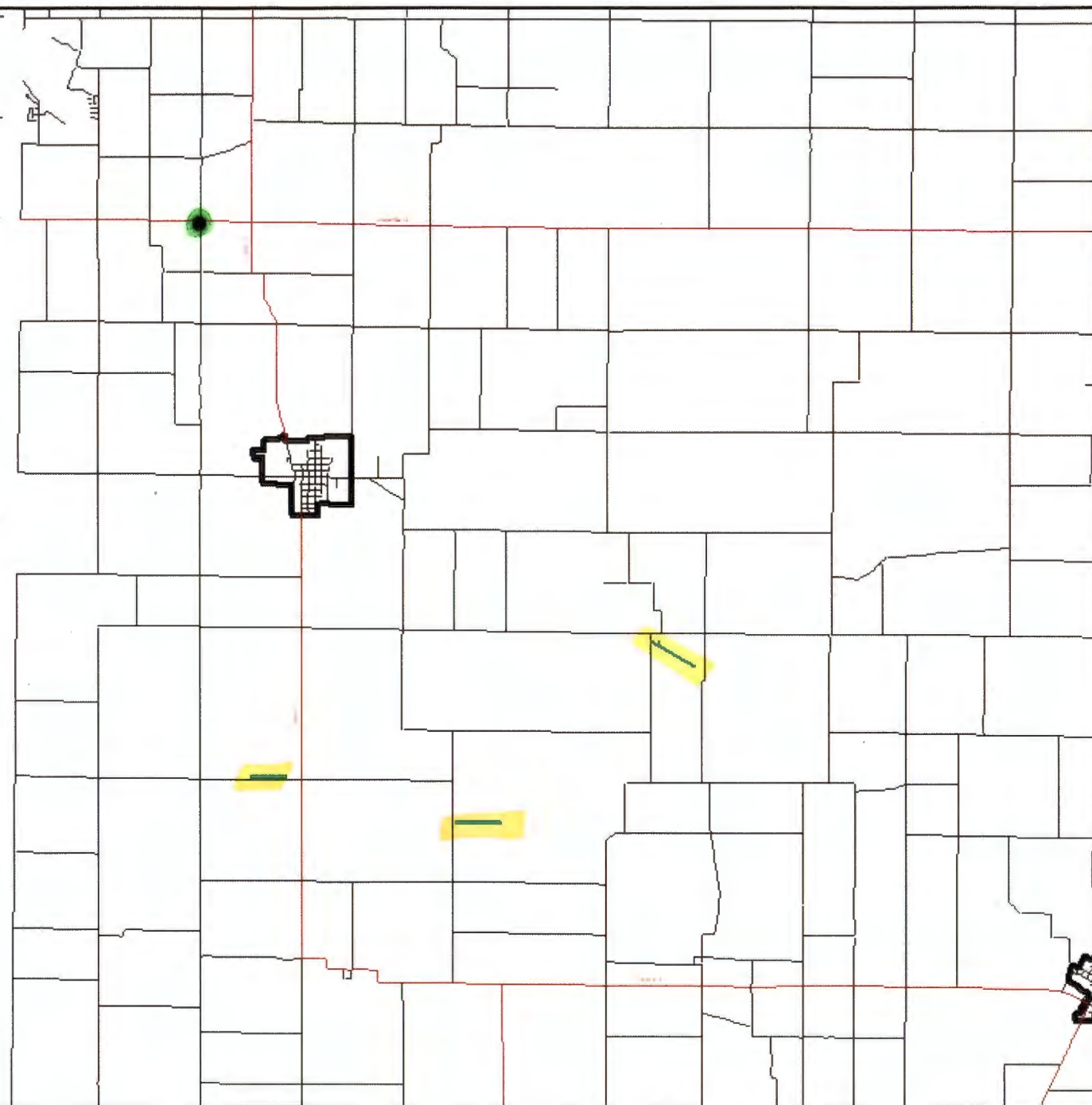
Therefore the variances requested are off the TF-01 standards and 30' off of the north line, 30' off of the east line, 175' off of the west line and 195' off of the south line setbacks.

The staff does not recommend additional requirements not mandated by the FAA, for paint, lighting etc. There are numerous Ag structures in the area that are as tall or exceed the height as the proposed freestanding pole.

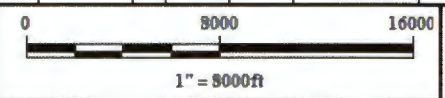
All crop dusting services should be aware of the danger of being in close proximity to a substation, with or without a tower located on-site and should fly with appropriate caution to remain in the air space above the field they are services, while maintaining a responsible distance from the substation perimeter.

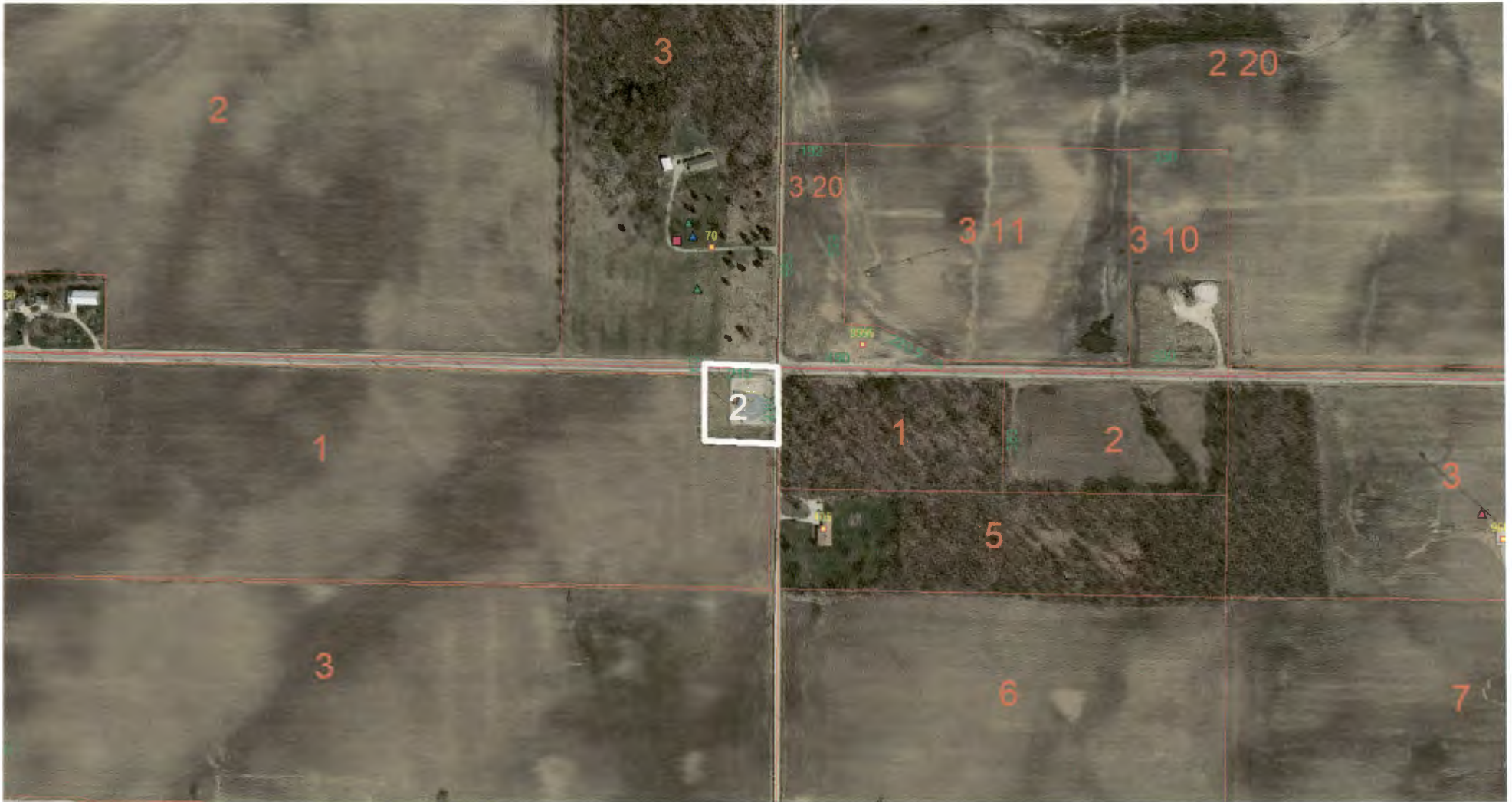
-  City Town Boundary
-  Highways
-  Roads
-  Grid
-  Private Airstrips

200 N  
 100 N  
 000  
 100 S  
 200 S  
 300 S  
 400 S  
 500 S  
 600 S  
 700 S  
 800 S



22 South 1000 West



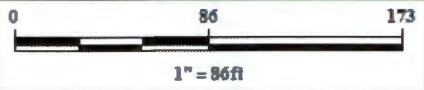


White box indicates project location



City Town Boundary  
Parcels

- Highways
- Roads
- Parcels
- Lots(1)





# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

AG- 200  
TF-01 TF-02

- How much of a variance is needed (footage)?

N 30' , 175' W  
E 30' 195' S

- What is the project needing a variance (bedroom, bathroom, etc.)?

telecommunication tower

- What are the exact dimensions of the project (12' x 12')?

100' freestanding pole

- What is the reason the required development standards cannot be met?

See Report

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

## SITE PLAN



## Heather Redinger

---

**From:** Nancy Crow <crowfarms@embarqmail.com>  
**Sent:** Saturday, March 2, 2019 1:06 PM  
**To:** cccowles@co.fulton.in.us  
**Cc:** llpstudebaker@gmail.com; Heather Redinger  
**Subject:** BOARD OF ZONING APPEALS (docket # BZA 544-0119)

I wish to object to the Fulton county REMC petition to erect a 100 foot tall telecommunication tower within 5' to 10' from my property line of my farm located on St. road 14 and county road 1000 W., Union twp., Fulton County Indiana. Since I am in Florida for the winter and unable to attend the hearing, my daughter Lynn PLummer Studebaker, will attend the hearing and represent me and our family farming operation in OBJECTION TO THIS PETITION.

SINCERELY, NANCY (PLummer) CROW

Sent from my iPad

**Docket #545-0219**  
**Bobby Knight**  
**Development Standard Variance**

Mr. Knight (#545-0219) is requesting Development Standard Variance off of the minimum square foot of a primary structure, for the purpose of a 288 sf home, on property located at 2853 Sunset Blvd, Macy, within the Lake Residential (R3) District.

In the R3 district the minimum square foot for a primary structure is 900 sf. Mr. Knight would like to place a 288 sf tiny home on his property. He stated they would be using it on weekends and holidays. Therefore the variance requested is 612 sf of off the minimum square foot for a primary structure.

\*\*Any home built has to be in compliance with the Indiana Residential Code (IRC), as well as, all local building codes.

---

The request is for Development Standard of 612 sf off of the minimum square foot of a primary structure, for the purpose of a 288 sf home, on property located at 2853 Sunset Blvd, Macy, within the Lake Residential (R3) District.

# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

R3- 900 sf

- How much of a variance is needed (footage)?

~~600~~ ~~600~~ 612 sf

- What is the project needing a variance (bedroom, bathroom, etc.)?

tiny home / cabin

- What are the exact dimensions of the project (12' x 12')?

288 sf w/ loft

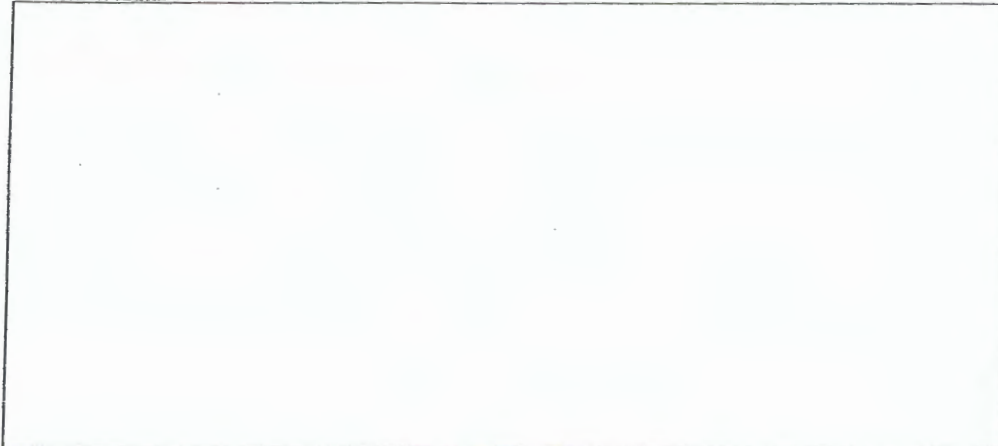
- What is the reason the required development standards cannot be met?

Not planning on living there. Use for weekends, holidays, etc

- Has Health Department approval for septic & well been obtained, if applicable?

N/A

SITE PLAN





	Parcels
	City Town Boundary
	New Buildings
	Addresses
	Permits - Primary
	Permits - Accessory
	Bldg Permits
	Parcels
	Dimensions
	Highways
	Roads
	Tippecanoe River

**THINK**







**Docket #546-0219**  
**Jackson Demolition Services Enterprise, LLC**  
**Special Exception**  
**1 Action**

Jackson Demolition Services Enterprise, LLC (#546-0219) is requesting a Special Exception to operate a concrete recycling center, on property located at 1494 N Meridian Road, Rochester, within the Highway Commercial (HC) and Agricultural (AG) Districts.

Jackson's would like to operate a concrete recycling center. The proposed site has an existing asphalt drive, with a gate located at the road. The gate would only be accessible, with permission (gate key, card swipe, etc.) pre-determined by clients. The equipment used for the operation would be a jaw crusher, excavator, loader, skid steer and a material screen. The hours of operation would be 9am-4pm, approximately 2 times a year or as concrete supply mandates. During operation times, there would be two employees, and a port-a-pot would be located on site. Deliveries would consist of clean concrete, dirt, gravel, asphalt and millings. Mr. Jackson had a preliminary IDEM site review on March 1, 2019; Executive Director, Casi Cowles was on site for the review.

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The request is for a Special Exception to operate a concrete recycling center, on property located at 1494 N Meridian Road, Rochester, within the Highway Commercial (HC) and Agricultural (AG) Districts.



# SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

- What is the proposed project or business, and where will it be located?

Concrete recycling facility on property  
1494 W Meridian Rd, Rochester IN 46925

- What are the proposed hours of operation?

~~9 AM - 4 PM~~  
9 AM - 4 PM

- How many employees?

2

- Will there be a restroom facilities and has Health Department approval been obtained?

YES - (port-a-pot)

- Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?

Will use existing park lot.

- How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?

Concrete / Dirt (Clean) gravel  
Asphalt / millings

- Will an existing structure be utilized for the project/business or is a new structure proposed? What are the dimensions of the existing or new structure?

No

- Will there be an office located in the structure for the project/business?

No

- Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?

YES - Locode LOCAL Code - Pretreat  
Flywood

## Interested Party Legal Notification

### READ ALL ATTACHED SHEETS PRIOR TO PLACING YOUR SIGNATURE ON THIS SHEET

I the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Jackson Demolition Services Enterprise, LLC  
#BZA 546-0219

Located at: 1494 N Meridian Rd, Rochester, IN

**Legal Notification Requires:**

- The legal notice of public hearing is sent via certified return receipt requested mail at least 25 days prior to the public hearing to all interested parties, and the receipts of said action are included in the application's supportive information to the Board; or
- Signatures written on a form supplied by the Plan Commission Office are presented with the application's supportive information to the Plan Commission Office verifying that each interested party received a copy of the Notice of Public Hearing.

The signature of any person on the form is not to be construed as a waiver or consent to the petition, but merely evidence that the person has received notice of the hearing.

	NAME & ADDRESS	SIGNATURE
ok	Prairiewood Farms LLC %Nancy Miller 16270 Pear Road Plymouth, IN 46511	ok
ok	Fulton County Parks and Recreation 125 E 9 <sup>th</sup> Street Rochester, IN 46975	ok [Signature]
ok	Pontious Derek L & Pontious Karen R 455 W 200 N Rochester, IN 46975	ok [Signature]
ok	Coplen William D 471 W 100 N Rochester, IN 46975	ok
ok	Belcher Richard E Revocable Trust 1666 N 200 W Rochester, IN 46975	ok
ok	Wilson Fertilizer & Grain Inc PO Box 545 Rochester, IN 46975	ok [Signature]
ok	Wilson Michelle J 1356 E 550 N Rochester, IN 46975	ok
ok	Martin Todd D & Janice A 1349 West Monticello Road Rochester, IN 46975	ok [Signature]
ok	State Of Indiana P O BOX 429 La Porte, IN 46350	ok

[Signature]





- City Town Boundary
- Parcels
- Highways
- Roads
- Parcels
- Lots(1)
- Permits - Access

479.7

50

320

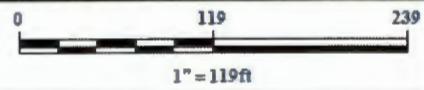
Project Area

D

A

B

THINK



Letters correspond WITH Aerial site plan  
And direction photos were taken  
Relative to site project area

A



B



Handwritten notes in the left margin of the top photograph, including a circled 'C' and illegible text.



D



# Jackson Demolition Services Enterprises LLC.



**Phone** (574)542-2871    **1674 N 750 W • Rochester, In 46975**    **Fax**(574)542-9214  
**Email**[jacksons@pwrta.com](mailto:jacksons@pwrta.com)    **Website**[www.jacksondemolitionservices.com](http://www.jacksondemolitionservices.com)

March 1, 2019

Re: Crusher Operation

Universal 2036 Jaw Crusher

390 HP Generator

Material output of Crusher :  
80 to 170 tons p/hr.

Support Equipment:

Hitachi 200 Excavator

175 Clark Loader

T300 Bobcat Skid Steer

20 ft. Conveyors

Material Screen

David Jackson

Sincerely,

Jackson Services

Applicant: DAVID Jackson Jackson Demolition Services  
Project: 1494 N Meridian REEnterprises LLC  
Rochester IN #  
Fulton County Zoning Ordinance: BZA 546-0219  
Requesting: SPECIAL Exception to operate a  
Concrete recycling facility on Property located at  
1494 N Meridian Rd Rochester IN

1. The proposed use will not be injurious to the public health, safety, morals, and general welfare of the community.

Yes

2. The proposed use will meet the requirements and development standards prescribed by the Fulton County Zoning Ordinance.

Yes

3. The proposed use will not corrupt the general purposes served by the Fulton County Zoning Ordinance and will not permanently injure other property or uses in the same district and vicinity.

Yes



Findings of Fact by the Fulton County Board of Zoning Appeals

4. The proposed use will be consistent with the character of the zone district therein and the Fulton County Comprehensive Plan.

yes

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# Fulton County Area Plan Commission

125 East 9th Street • Suite 012 • Rochester, IN 46975  
Phone: 574.223.7667 Fax: 574.223.3652

[http://co.fulton.in.us/advisory/  
plandirector@rtcol.com](http://co.fulton.in.us/advisory/plandirector@rtcol.com)

## Owner Verification Form

I, Lonnie & Nancy Crisp, owner of lot located at 1494 N Meridian

\_\_\_\_\_ equaling approximately 12.25 acres do hereby certify that \_\_\_\_\_

Jackson Demolition Services Enterprises, LLC has my permission to request a  
Special Exception to operate a Concrete Recycle Center

on the above stated 12.25 acres.



Lonnie Crisp \_\_\_\_\_ 2-27-19  
Owner's Signature Date

### NOTARY:

State of Indiana )  
County of Fulton ) SS:  
Subscribed and sworn to before me this 27<sup>th</sup> day of February  
2019

Notary Public Carol A Chileen  
Notary Public, Signed  
Printed Name Carol A Chileen



# Concrete recycling

---

When structures made of concrete are demolished or renovated, **concrete recycling** is an increasingly common method of utilizing the rubble. Concrete was once routinely trucked to landfills for disposal, but recycling has a number of benefits that have made it a more attractive option in this age of greater environmental awareness, more environmental laws, and the desire to keep construction costs down.<sup>[1]</sup>

Concrete aggregate collected from demolition sites is put through a crushing machine. Crushing facilities accept only uncontaminated concrete, which must be free of trash, wood, paper and other such materials. Metals such as rebar are accepted, since they can be removed with magnets and other sorting devices and melted down for recycling elsewhere. The remaining aggregate chunks are sorted by size. Larger chunks may go through the crusher again. After crushing has taken place, other particulates are filtered out through a variety of methods including hand-picking and water flotation.<sup>[2]</sup>

Crushing at the actual construction site using portable crushers reduces construction costs and the pollution generated when compared with transporting material to and from a quarry. Large road-portable plants can crush concrete and asphalt rubble at 600 tons per hour or more. These systems normally consist of a rubble crusher, side discharge conveyor, screening plant, and a return conveyor from the screen to the crusher inlet for reprocessing oversize materials. Compact, self-contained mini-crushers are also available that can handle up to 150 tons per hour and fit into tighter areas. With the advent of crusher attachments - those connected to various construction equipment, such as excavators - the trend towards recycling on-site with smaller volumes of material is growing rapidly. These attachments encompass volumes of 100 tons/hour and less.<sup>[3]</sup>



Concrete from a building being sent to a portable crusher. This is the first step to recycling concrete.

## Contents

---

**Uses of recycled concrete**

**Use of recycled coarse aggregate in concrete**

**Strength and durability of the recycled aggregate**

**Benefits**

**Lead paint contamination**

**References**

**External links**

## Uses of recycled concrete

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Smaller pieces of concrete are used as gravel for new construction projects. Sub-base gravel is laid down as the lowest layer in a road, with fresh concrete or asphalt poured over it.<sup>[4]</sup> The US Federal Highway Administration may use techniques such as these to build new highways from the materials of old highways.<sup>[5]</sup> Crushed recycled concrete can also

be used as the dry aggregate for brand new concrete if it is free of contaminants. Also, concrete pavements can be broken in place and used as a base layer for an asphalt pavement through a process called rubblization.<sup>[6]</sup>

Larger pieces of crushed concrete can be used as riprap revetments,<sup>[7]</sup> which are "a very effective and popular method of controlling streambank erosion."<sup>[8]</sup>

With proper quality control at the crushing facility, well graded and aesthetically pleasing materials can be provided as a substitute for landscaping stone or mulch.<sup>[4]</sup>

Wire gabions (cages), can be filled with crushed concrete and stacked together to provide economical retaining walls. Stacked gabions are also used to build privacy screen walls (in lieu of fencing).

## **Use of recycled coarse aggregate in concrete**

Recent statistics show that the increasing demand of construction aggregate could reach 48.3 billion metric tons by the year 2015 with the highest consumption being in Asia and Pacific.<sup>[9]</sup> The high demand of concrete means more new building will be constructed after the demolition of old buildings, generating a large volume of C&D waste (construction waste & demolition waste) as a by product of economic growth. However, the most common way to disposal this waste is by dumping it in a landfill. Without proper maintenance, landfills can cause many environmental problems such as air pollution and water contamination. This, along with the shortage of resources caused by this growth in construction, has caused more and more countries to begin considering the importance of C&D waste recycling.

In general, the reuse and recycle of construction waste is concentrated in the preparation of recycled aggregate for concrete. By adding a portion of recycled aggregate instead of natural aggregate coarse into the mixture, producing the recycled concrete, which can conserve energy and materials for concrete production.

## **Strength and durability of the recycled aggregate**

According to "The Effect of Recycled Coarse," the results of experiments showed that "the recycled aggregate absorption value is 7.5% which is higher than the WSDOT specification of aggregate in 3.7% maximum."<sup>[10]</sup> This is because of the paste on the gravel which will influence the absorption of water. Therefore, the recycled aggregate satisfies the absorption specification. Also, different portions of recycled aggregate added to the mixture will have different degrees of influence on the specific gravity, characteristic strength, compressive strength, modulus elasticity and flexural strength. They found that as the percentage of recycled aggregate added increases, the specific gravity, characteristic strength, compressive strength, modulus elasticity and flexural strength decreases. They couldn't indicate that the recycled aggregate is not good for using just by comparing these data with the natural aggregate properties. If 65% of recycled aggregate or above is used, each physical properties will drop greatly. However, if the portion of recycled aggregate adds to concrete is limited, it won't affect each property much. Based on the research and experiment test, "the maximum replacement of recycled coarse aggregate that can be used in concrete is 35%".<sup>[10]</sup> Some experiment showed that recycled aggregate doesn't have good durability like the natural coarse aggregate but the durability can be improved by mixing it with special materials such as fly ash to produce high strength and durable concrete.<sup>[11]</sup>

## **Benefits**

There are a variety of benefits in recycling concrete rather than dumping it or burying it in a landfill.

- Save landfill space.<sup>[12]</sup>
- Conserve natural resources by reducing the need for gravel mining, water, coal, oil and gas.<sup>[13]</sup>
- When used as the base material for roadways, reduces pollution from waste transport to landfills and dumps.<sup>[12]</sup>

- Create employment opportunities.<sup>[13]</sup>
- Drags down material and waste transport expenses.<sup>[13]</sup>
- Recycling one ton of cement could save 1,360 gallons water, 900 kg of CO<sub>2</sub>

## Lead paint contamination

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There have been concerns about the recycling of painted concrete due to possible lead content. The Army Corps of Engineers' Construction Engineering Research Laboratory (CERL) and others have conducted studies to see if lead-based paint in crushed concrete actually poses a hazard. It was concluded that concrete with lead-based paint would be able to be used as clean fill without impervious cover but with some type of soil cover.<sup>[14]</sup>

## References

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1. "Home" (<https://web.archive.org/web/20100412102245/http://www.concreterecycling.org/>). *ConcreteRecycling.org*. Archived from the original (<http://www.concreterecycling.org/>) on 2010-04-12. Retrieved 2010-04-05.
2. "How Concrete is Recycled" (<http://www.concreterecycling.org/how.html>), *ConcreteRecycling.org*. Retrieved 2010-04-05.
3. "Concrete Recycling" (<http://landfill-site.com/concrete-recycling.html>). Associated Construction Publications. Retrieved 2008-02-21.
4. "Markets for Recycled Concrete Aggregate" (<http://www.concreterecycling.org/markets.html>), *ConcreteRecycling.org*. Retrieved 2010-04-05.
5. Frederick G. Wright, Jr, "FHWA Recycled Materials Policy" (<http://www.fhwa.dot.gov/legsregs/directives/policy/recmatpolicy.htm>), *Federal Highway Administration*, November 20, 2006. Retrieved 2010-04-05.
6. Rathmann, Chuck (28 Dec 2000). "A Recipe for Rubblization" (<http://www.roadsbridges.com/recipe-rubblization>). *Roads & Bridges*. Retrieved 2012-09-05.
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8. "Riprap Revetments" ([http://www.dnr.state.oh.us/water/pubs/fs\\_st/stfs16/tabid/4171/Default.aspx](http://www.dnr.state.oh.us/water/pubs/fs_st/stfs16/tabid/4171/Default.aspx)). Ohio Department of Natural Resources Division of Soil and Water Resources. Retrieved 12 March 2014.
9. Yehia, Sherif; Helal, Kareem; Abusharkh, Anaam; Zaher, Amani; Istaitiyeh, Hiba (2015-06-01). "Strength and Durability Evaluation of Recycled Aggregate Concrete". *International Journal of Concrete Structures and Materials*. **9** (2): 219–239. doi:10.1007/s40069-015-0100-0 (<https://doi.org/10.1007%2Fs40069-015-0100-0>). ISSN 1976-0485 (<https://www.worldcat.org/issn/1976-0485>).
10. salehlamein, Fathei Ramadan; .Solikin, Mochamad; Ir.sriSunarjono (1970-01-01). "Effect of Recycled Coarse Aggregate on Concrete Properties" (<https://www.rroj.com/open-access/effect-of-recycled-coarse-aggregate-onconcrete-properties.php?aid=50136>). *International Journal of Innovative Research in Science, Engineering and Technology*. **4** (1). ISSN 2319-8753 (<https://www.worldcat.org/issn/2319-8753>).
11. Rao, Akash; Jha, Kumar N.; Misra, Sudhir (2007-03-01). "Use of aggregates from recycled construction and demolition waste in concrete" (<http://www.sciencedirect.com/science/article/pii/S0921344906001315>). *Resources, Conservation and Recycling*. **50** (1): 71–81. doi:10.1016/j.resconrec.2006.05.010 (<https://doi.org/10.1016%2Fj.resconrec.2006.05.010>).
12. "Value Engineering Benefits" (<http://www.concreterecycling.org/economics.html>), *ConcreteRecycling.org*. Retrieved 2010-04-05.
13. "What are Benefits of Recycling? - Conserve Energy Future" (<http://www.conserve-energy-future.com/benefits-of-recycling.php>). *Conserve Energy Future*. 2013-05-30. Retrieved 2017-05-05.
14. "Recycling Revisited" (<http://landfill-site.com/recycling-revisited.html>). Associated Construction Publications.

## External links

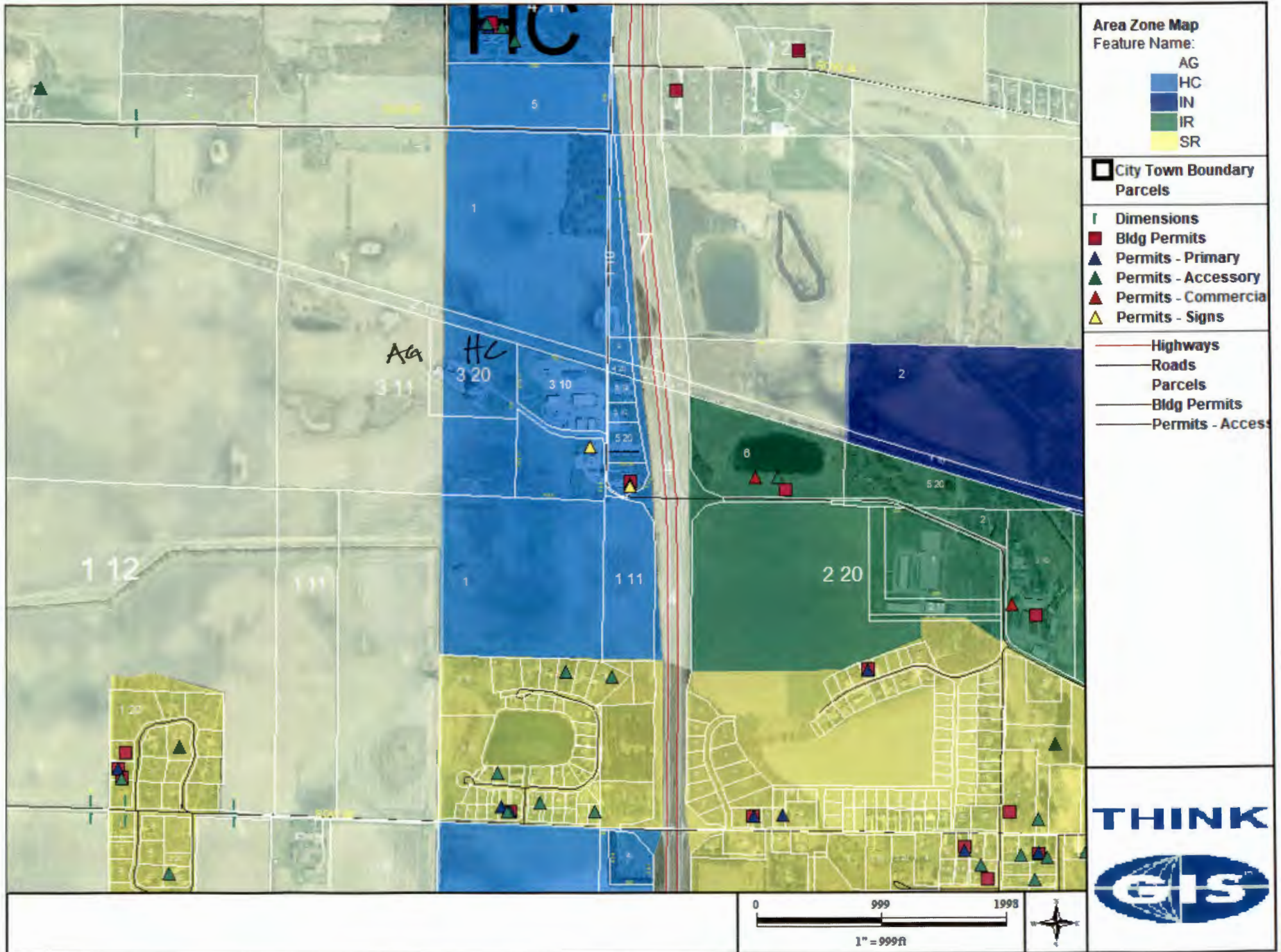
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- [Construction Materials Recycling Association \(http://www.cdrecycling.org/\)](http://www.cdrecycling.org/)
  - [Information About The Benefits on Concrete Recycling \(https://web.archive.org/web/20100412102245/http://www.concreterecycling.org/\)](https://web.archive.org/web/20100412102245/http://www.concreterecycling.org/)
  - [Omer Haciomeroglu's ERO Concrete Recycling Robot \(http://inhabitat.com/amazing-ero-concrete-recycling-robot-can-erase-entire-buildings/\)](http://inhabitat.com/amazing-ero-concrete-recycling-robot-can-erase-entire-buildings/)
  - [Strength and Durability Evaluation of Recycled Aggregate Concrete \(https://link.springer.com/article/10.1007/s40069-015-0100-0\)](https://link.springer.com/article/10.1007/s40069-015-0100-0)
  - [Use of aggregates from recycled construction and demolition waste in concrete \(http://www.sciencedirect.com/science/article/pii/S0921344906001315\)](http://www.sciencedirect.com/science/article/pii/S0921344906001315)
- 

Retrieved from "[https://en.wikipedia.org/w/index.php?title=Concrete\\_recycling&oldid=880926199](https://en.wikipedia.org/w/index.php?title=Concrete_recycling&oldid=880926199)"

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**Docket #547-0219**  
**Wes Manns**  
**Development Standard Variance**

Mr. Manns (#547-0219) is requesting Development Standard Variance of 39' off of the front yard, for the purpose of an addition, on property located at 1022 S 1500 E, Silver Lake, within the Agricultural (AG) District.

In the AG district the front yard setback is 50'. Mr. Mann's would like to construct a 34' x 32' addition with a 6' x 34' front porch. The porch would sit approximately 11' off of the front yard. Therefore a variance of 39' is being requested.

The proposed porch will not sit any closer to the front yard than the existing porch, which he will be extending to be centered with the existing home and the proposed addition.

---

The request is for Development Standard Variance of 39' off of the front yard, for the purpose of an addition, on property located at 1022 S 1500 E, Silver Lake, within the Agricultural (AG) District.



# DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

Abi- 50' Row

- How much of a variance is needed (footage)?

39'

- What is the project needing a variance (bedroom, bathroom, etc.)?

Addition 34' x ~~22'9"~~(30) 32

porch 6' x 3' Appx depending on window layout -

- What are the exact dimensions of the project (12' x 12')?

- What is the reason the required development standards cannot be met?

Existing home location

- Has Health Department approval for septic & well been obtained, if applicable?

\* Working w/ HD for Septic approval

SITE PLAN

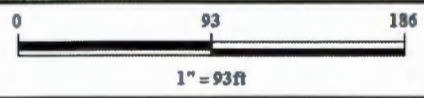


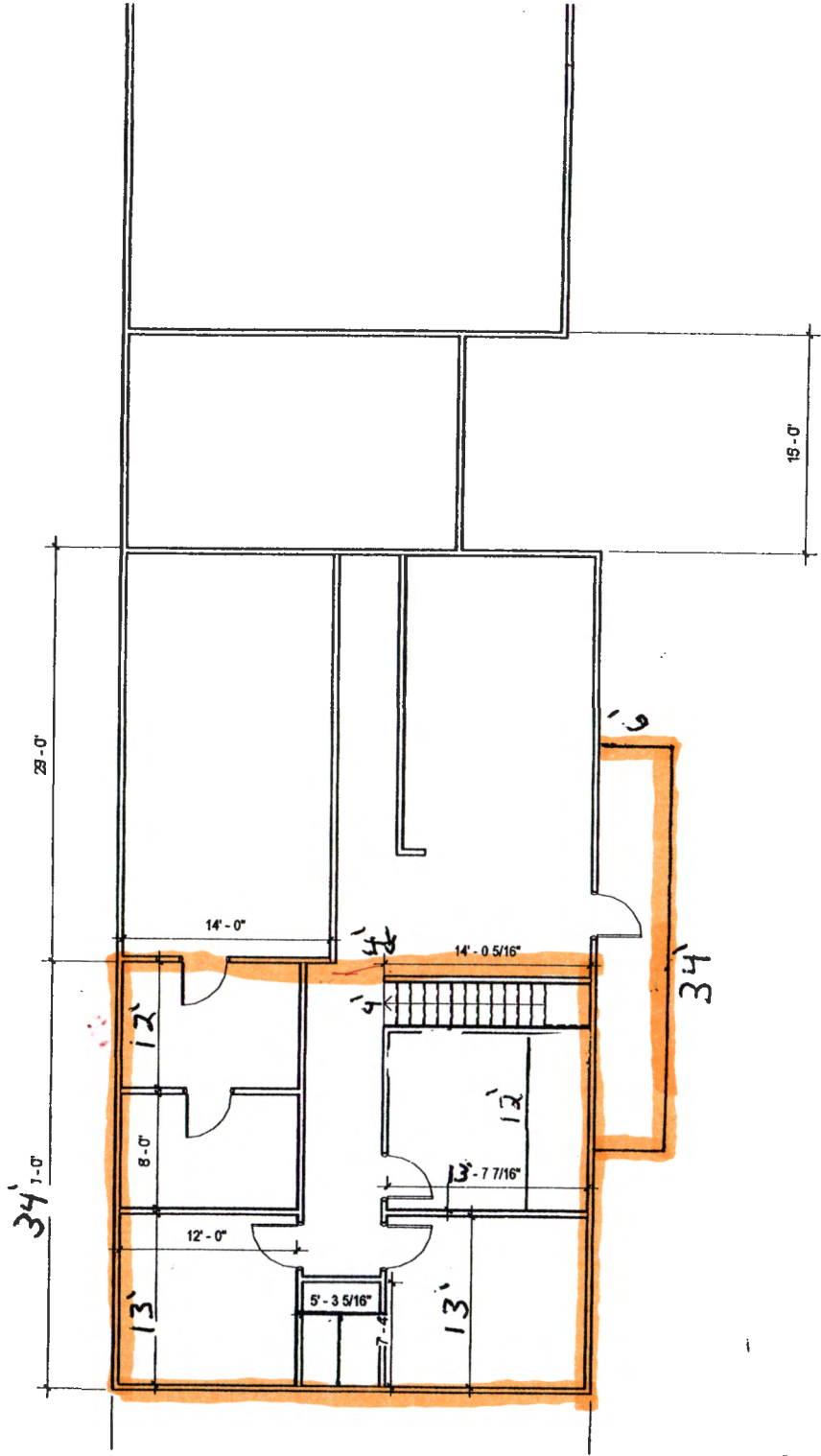


- City Town Boundary
- Parcels
- Addresses
- Highways
- Roads
- Grid

*34 x 32  
addition*

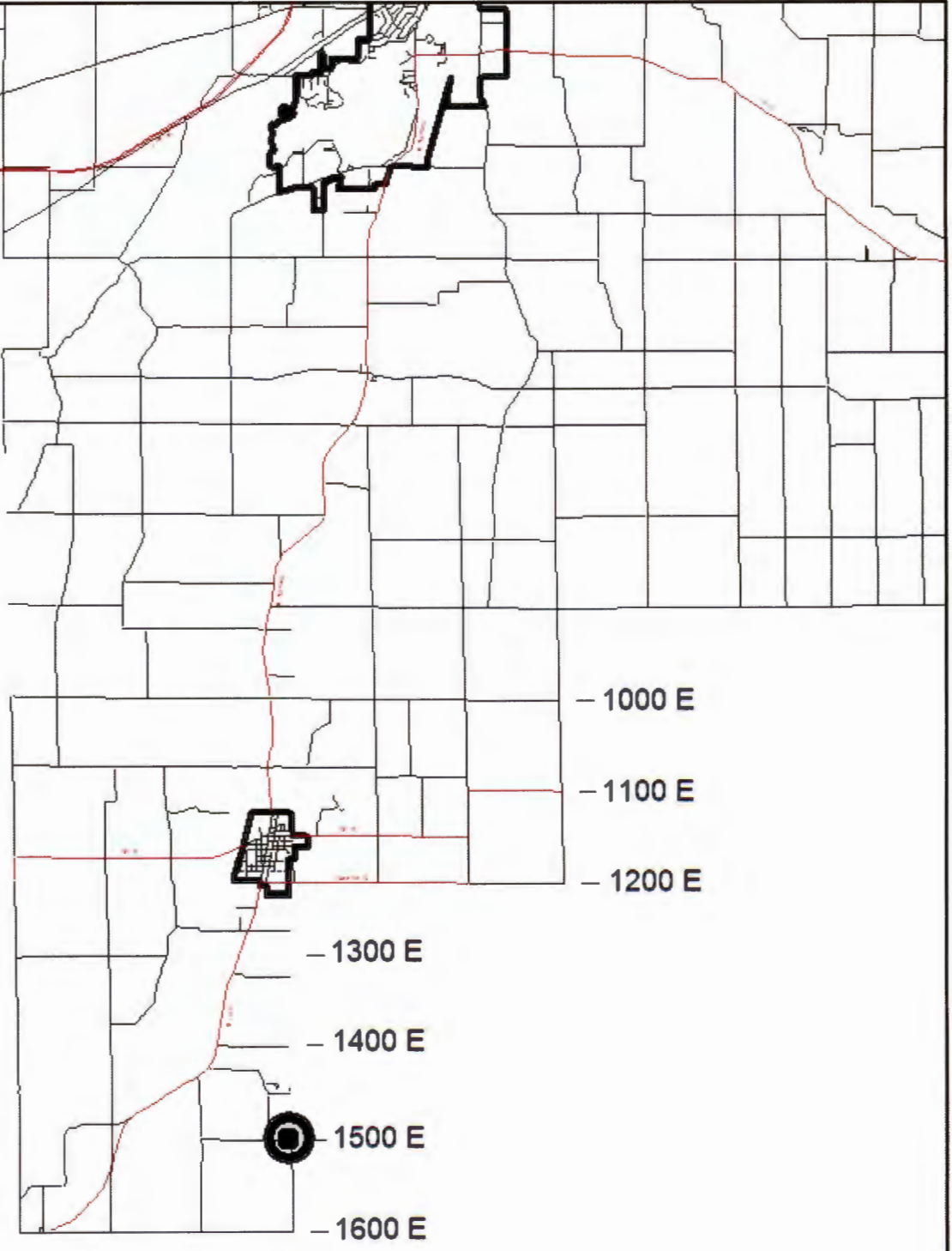
*34' x 6'  
porch reconstructed  
to be centered  
on existing & new  
addition*









Road

Wesley E. Manns



-  City Town Boundary
-  Highways
-  Roads
-  Grid





**MONTHLY REPORT FOR THE  
FULTON COUNTY PLAN COMMISSION OFFICE**

<b>Permits issued in February</b>	<b>Current</b>	<b>Prior</b>	<b>YTD</b>
Non-Commercial	11	7	18
Commercial	1	2	3
Sign	0	0	0
Building	5	9	14
Electrical	2	1	3
<b>Applications Submitted in February</b>			<b>YTD</b>
Special Exeptions	1	5	6
Administrative Appeals	0	0	0
Development Standard Variance	2	1	3
PC- Rezone/Plats/Sub-Div	0	0	0
<b>Fees Collected in February</b>			<b>YTD</b>
Permits, Applications, Copies	\$1,260.00	\$1,500.00	\$2,760.00
Fines	\$70.00	\$25.00	\$95.00
City Building Permits/EI& PI Registrations	\$110.00	\$755.00	\$865.00
County Building Permits	\$125.00	\$450.00	\$575.00
<b>TOTAL:</b>	\$1,565.00	\$2,730.00	\$4,295.00