

***ROCHESTER CITY
BOARD OF ZONING APPEALS***

CITY HALL
COUNCIL CHAMBERS
JANUARY 23, 2019
6:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

**BOARD OF ZONING APPEALS MINUTES FOR:
NOVEMBER 28, 2018**

OLD BUSINESS:

NEW BUSINESS:

Trinity United Methodist Church (#538-1218)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
November 28, 2018

ROCHESTER CITY
BOARD OF ZONING APPEALS

WEDNESDAY, NOVEMBER 28, 2018

6:00 P.M.
COUNCIL CHAMBERS
CITY HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
October 24, 2018

OLD BUSINESS:

NEW BUSINESS:
Enyart's True Value (#536-1018)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

ROCHESTER CITY BOARD OF ZONING APPEALS
November 28, 2018

off of the sign standards for the purpose a freestanding sign, within the downtown commercial (DC) District on property located at 1619 Main Street, Rochester, IN. Bob Cannedy seconded the motion.

The Board members then proceeded to fill out their Findings of Fact Forms.

Rick O'Neill	Yea
Bob Cannedy	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, Enyart's True Value (#536-1018) is requesting a development standard variance off of the sign standards for the purpose a freestanding sign, within the downtown commercial (DC) District on property located at 1619 Main Street, Rochester, IN. Passed with four votes being in favor and one opposing.

IN RE: PLAN DIRECTOR'S REPORT

Casi told the Board they have to hire a new attorney, they have a contract written up with Andy Perkins. She asked the Board if they had any issues with hiring Andy Perkins. The Board agreed to hire Andy Perkins, four in favor and one opposed.

Being no further business to come in front of the Board of Zoning Appeals, Duane Border, entertained a motion to adjourn the November 28, 2018 Rochester City Board of Zoning Appeals meeting. Bob Cannedy moved to adjourn the November 28, 2018 Rochester City Board of Zoning Appeals meeting at 6:30 P.M. Rick O'Neill seconded the motion. Motion carried as follows: Rick O'Neill, Bob Cannedy, Trent Powell, Teresa Houser and Duane Border being in favor and no one opposed being in favor and no one opposing.

ROCHESTER CITY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #538-1218
Trinity United Methodist Church
Special Exception

Trinity United Methodist Church (#538-1218) is requesting a special exception to operate a church, within downtown commercial (DC) district located at 819 E 9th Street, Rochester, IN.

Trinity United Methodist Church would like to utilize the existing building on the property for a church. The proposed hours of operation would be Tuesday - Friday 9am-12pm, and bible study on Thursday 5pm-8pm, and services on Sunday 9am. They would also utilize the existing parking lot. There will be approximately 10 employees, and they would like to reface the existing sign on site.

The request is for a special exception to operate a church, within downtown commercial (DC) district located at 819 E 9th Street, Rochester, IN.

SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

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

819 E. 9th St. - proposed church

- What are the proposed hours of operation?

T, W, R, F 9-12 / R 5pm-8pm Bible Study & Chior
Sunday 9A service - noon / T 1:30-3pm

- How many employees?

10

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

City Sewer - Restrooms existing

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

Existing parking with possible agreement with neighboring business - 35 spaces on site existing

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

Normal UPS & Fed Ex

- 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?

existing structure being used

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

Approximately 140' x 60' (irregular shape)
≈ 6300 SF

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

Reface existing & mount 4x6 digital on wall

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, Discover Real Estate, LLC, owner of lot located at 819 E. 9th St, Rochester

_____ equaling approximately .29 acres do hereby certify that _____

Trinity United Methodist Church has my permission to request a special
exception for a church

on the above stated .29 acres.

M. E. Jones

12.19.18

Owner's Signature

Date

NOTARY:

State of Indiana) County of Fulton) SS: Subscribed and sworn to before me this <u>19</u> day of <u>December</u> <u>2018</u>
Notary Public <u>Heather Redinger</u> Notary Public, Signed
Printed Name

Applicant: Trinity UMC
Project: church
Fulton County Zoning Ordinance: 4-1.23
Requesting: special exception for church

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

1. Yes the use of the Building will not be harmful to the public. We are a United Methodist church who has a long standing tradition in the city of Rochester. For generations we have shared the love of God with our community. As we make this move to a new location we hope to find new and exciting ways to help the people around us experience God's Love!
2. Yes. The building will be used for worship, Christian education, as well as church and community events.
3. Yes the use of this building as a church will not negatively affect our neighboring business and the surrounding community. We believe that relocating to this new building will enhance our ministry, which will intern allow us to be even better neighbors to the businesses and residents who are close to us. There is already a standing agreement with the meat market across the street from the building to share parking; this is a relationship we plan to continue to foster. They are not open on Sunday's so we can use their parking for overflow (if needed) on Sunday mornings. This location can have up to 32 dedicated parking spots. Currently our congregation has an average attendance of about 55. Until our congregation grows larger our dedicated parking should be sufficient with no need to park on the street or use the overflow parking that is available.
4. Yes. We plan on doing some updates to the building as well as providing the building with a cosmetic facelift. All of which will enhance the character of the area.

**Affidavit of Notice to Interested Parties of Public Hearing
 Before the Rochester City Board of Zoning Appeals**

I, Trinity United Methodist Church, do hereby certify that notice to interested parties of the public hearing before the Rochester City Board of Zoning Appeals, to consider the application of:
#538-1218

Requesting: A Special Exception on property located within the Downtown Commercial (DC) District.

Located at:
 819 E 9th Street, Rochester, IN.

**green cards on file*

Interested Parties Associated with the Property

Steve A & Marianne Moore	Po Box 419 Rochester, IN 46975
Linda S Smiley TOD Chad Simonin & Michele Byerlin	867 W 18th St Rochester, IN 46975
William Morris	7497 N 475 E Rochester, IN 46975
City Of Rochester	320 Main St Rochester, IN 46975
Hubert C & Jean Garber	902 Jackson Rochester, IN 46975

And that said notices were sent by certified mail on or before the 28th day of December 2018, being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 13th day of January 2019, being at least ten (10) days prior to the date of the Public Hearing.

Dated the _____ day of _____, _____.

 <APPLICANT>

NOTARY:

State of Indiana)
 County of Fulton) SS:
 Subscribed and sworn to before me this _____ day of _____, _____

Notary Public _____, _____
 Notary Public, Signed Printed Name

Residing in _____ County My Commission expires _____

**AREA PLAN COMMISSION OFFICE
2018 YEAR END REPORT**

Total Permits Issued in 2018: 652

Building Permits: 248
 Electrical Permits: 69
 ○ 0 Voided
 Location Improvement Permits: 335
 ○ 290 Non Commercial
 ○ 22 Commercial
 ○ 21 Signs
 ○ 2 Voided
 Electrical Registrations: 63
 Plumbing Registrations: 19

Total Permits Issued in 2017: 588

Building Permits: 212
 Electrical Permits: 93
 ○ Voided 5
 Location Improvement Permits: 283
 ○ 244 Non Commercial
 ○ 17 Commercial
 ○ 20 Signs
 ○ 2 Voided
 Electrical Registrations: 52
 Plumbing Registrations: 15

2019 Permits Issued

Aubbeenaubee Twp ~ 17

Building Permits 3
 Electrical Permits 3
 Location Improvement Permits 11
 • 11-Non-Commercial
 • 0-Commercial
 • 0-Signs

2- New Dwellings

Henry Twp~81

Building Permits 21
 Electrical Permits 7
 Location Improvement Permits 53
 • 47Non-Commercial
 • 4 Commercial
 • 2 Signs

3-New Dwellings

Rochester Twp~401

Building Permits 184
 Electrical Permits 48
 Location Improvement Permits 169
 • 139 Non-Commercial
 • 14 Commercial
 • 16 Signs

23-New Dwellings

Liberty Twp ~54

Building Permits 12
 Electrical Permits 7
 Location Improvement Permits 35
 • 35 Non-Commercial
 • 0 Commercial
 • 0 Signs

2-New Dwellings

Richland Twp~29

Building Permits 9
 Electrical Permits 2
 Location Improvement Permits 18
 • 14 Non-Commercial
 • 2 Commercial
 • 1 Signs

0-New Dwellings

Town of Akron~26

Building Permits 9
 Electrical Permits 2
 Location Improvement Permits 15
 • 10 Non-Commercial
 • 4 Commercial
 • 1 Signs

0-New Dwellings

City of Rochester ~304

Building Permits 159
 Electrical Permits 36
 Work Orders 11
 Location Improvement Permits 109
 • 81 Non-Commercial
 • 12 Commercial
 • 16 Signs

13-New Dwellings

Town of Fulton~ 4

Building Permits 1
 Electrical Permits 0
 Location Improvement Permits 3
 • 3 Non-Commercial
 • 0 Commercial
 • 0 Signs

0-NewDwellings

Newcastle Twp ~39

- Building Permits **11**
- Electrical Permits **2**
- Location Improvement Permits **26**
 - 25 Non-Commercial
 - 0 Commercial
 - 1 Signs

6-New Dwellings

Wayne Twp~1

- Building Permits **0**
- Electrical Permits **0**
- Location Improvement Permits **1**
 - 1 Non-Commercial
 - 0 Commercial
 - 0 Signs

0-New Dwellings

Union Twp~28

- Building Permits **7**
- Electrical Permits **1**
- Location Improvement Permits **20**
 - 17 Non-Commercial
 - 2 Commercial
 - 1 Signs

3-New Dwellings

Town of Kewanna~7

- Building Permits
- Electrical Permits
- Location Improvement Permits **7**
 - 6 Non-Commercial
 - 1 Commercial
 - 0 Signs

0-New Dwellings

Total Splits Approved~65

- 5~ Aubbeenaubbe Twp
- 8~Henry Twp
- 3~Liberty Twp
- 11~Newcastle Twp

- 3~Richland Twp
- 21~Rochester Twp
- 4~Union Twp
- 10~Wayne Twp

Plan Commission Petitions: 4

BZA Petitions: 57

- **Development Standard Variances~41**
 - 16 City of Rochester
 - 24 Fulton County
 - 1 Akron
 - 0 Fulton/Kewanna
- **Special Exceptions~16**
 - 3 City of Rochester
 - 11 Fulton County
 - 0 Akron
 - 2 Fulton/Kewanna

Total Plan Commission & Building Fees Collected 2018 \$38,919.14
Location Improvement Permits, Petition Applications and copies \$15,604.60
Fines \$5,011.50
Fulton County Building Permit Fees \$5,605.00
City Building Permit Fees and Registration Fees \$12,698.04

Total Plan Commission & Building Fees Collected 2017 \$39,889.32
Location Improvement Permits, Petition Applications and copies \$15,039.33
Fines \$6,186.00
Fulton County Building Permit Fees \$5,297.50
City Building Fees and Registration Fees \$13,366.49