

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
AUGUST 23, 2021
7:00 P.M.

CALL TO ORDER

**PLAN COMMISSION MINUTES FOR:
JULY 26, 2021**

PUBLIC COMMENTS
(Comments Not To Pertain To Agenda Items)
Russell Phillips

OLD BUSINESS:

NEW BUSINESS:
North Shore Estates-Replat

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS:

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
JULY 26, 2021

FULTON COUNTY
AREA PLAN COMMISSION
MEETING

MONDAY, JULY 26, 2021

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
June 28, 2021

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Rochester Crossing Dr. - Replat

PLAN DIRECTOR REPORT:
Special Exceptions and Variances

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
JULY 26, 2021

The Fulton County Area Plan Commission met on Monday the 26th of July 2021, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Vice Chair Randy Sutton called the meeting to order at 7:00 P.M. The following members were present: David Roe, Rick Ranstead, Crystal Weida, Ruth Gunther, Debbie Barts, Cathy Miller, Phil Miller and Mark Kepler. Also in attendance were: Plan Director, Heather Redinger; Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted Kathy Hobbs, Seth White, Racheal Moore and Duane Border were absent.

IN RE: MINUTES June 28, 2021

Randy asked for any additions, deletions or corrections to be made to the June 28, 2021 minutes. Debbie Barts moved to approve the June 28, 2021 minutes as written. Mark Kepler seconded the motion. Motion carried as follows: Cathy Miller, David Roe, Debbie Barts, Phil Miller, Ruth Gunter, Crystal Weida, Mark Kepler and Rick Ranstead being in favor and no one opposing.

IN RE: NEW BUSINESS Replat: 394 Rochester Crossing Drive

The request is for a replat of Lot 1 of Wings ETC, Located at 394 Rochester Crossing Drive. They would like to split into Lot 1a and Lot 2b to be a buildable lot. Currently Starbucks is located on Lot 1a. Heather then stated Lot 1b does not meet the current lot width requirements and will be going in front of the Rochester BZA on August 25 for a variance on the lot width.

Nathan Barr was present as a representative for Wings

Randy asked for any Board comments. Being none, he entertained a motion. Debbie Barts moved to approve the replat with the condition a variance is granted on the lot width. Crystal Weida seconded the motion. Motion carried as follows: David Roe, Rick Ranstead, Crystal Weida, Ruth Gunther, Debbie Barts, Cathy Miller, Phil Miller and Mark Kepler being in favor and no one opposing.

IN RE: BOARD COMMENT

IN RE: PLAN DIRECTOR REPORT

Heather told the Board there have been two locations of interest for a new Dollar General, one being in the IN district and one in the AG district. She stated she needed the board to determine if retail store/store front would be a special exception or a permitted use in those districts.

The Board agreed it would be a special exception in the AG district.

They did not feel it was a good fit in the IN district. They recommended in that particular location they could apply for a zone map amendment and then apply for a special exception.

Heather presented the Board with the monthly report.

IN RE: ADJOURNMENT

With no further business to come before the Board, Randy entertained a motion to adjourn the July 26, 2021 meeting. David Roe moved to adjourn the July 26, 2021 Fulton County Area Plan Commission Board

FULTON COUNTY AREA PLAN COMMISSION
JULY 26, 2021

With no further business to come before the Board, Randy entertained a motion to adjourn the July 26, 2021 meeting. David Roe moved to adjourn the July 26, 2021 Fulton County Area Plan Commission Board at 7:34 P.M. Rick Ranstead seconded the motion. Motion carried as follows: : David Roe, Rick Ranstead, Crystal Weida, Ruth Gunther, Debbie Barts, Cathy Miller, Phil Miller and Mark Kepler being in favor and no one opposing.

Kim Gard, Administrative Secretary

North Shore Estates Replat

North Shore Estates is located at North Shore Drive and Federal Rd.

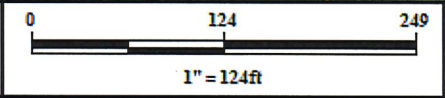
They would like to replat lots 6, 7, & 8 into lots 6 & 7 and re-number 9, 10, & 11 to 8, 9, & 10.

Attached is the map and survey of the replat.



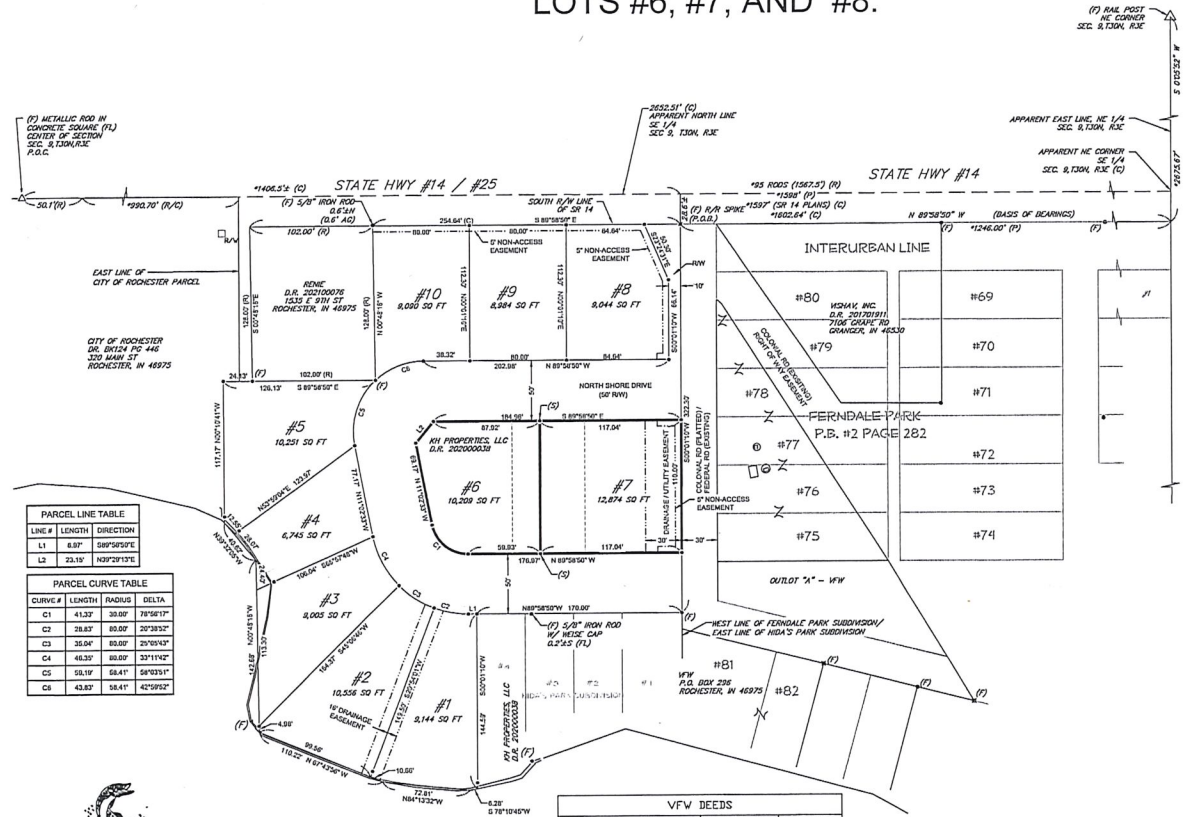
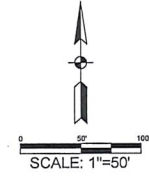
- Parcels
- City Town Boundary
- Sections
- ROW Presentation
- Peacetree Village - St
- Addresses

- Parcels
- Highways
- Roads
- Tippecanoe River



NORTH SHORE ESTATES

SUBDIVISION REPLAT of LOTS #6, #7, AND #8.



LINE #	LENGTH	DIRECTION
L1	8.87	S89°59'51"E
L2	22.12	N07°29'12"E

CURVE #	LENGTH	RADIUS	DELTA
C1	41.37	39.09	71°56'17"
C2	28.87	85.00	20°38'32"
C3	35.04	89.00	20°59'43"
C4	46.37	88.00	20°11'42"
C5	58.19	88.41	24°03'11"
C6	42.83	88.41	42°52'52"

ID	DEED RECORD	DATE REC.
LOT 1 - HEDVA'S PARK	BR 162 PG 381	7/25/1997
LOT 2 - HEDVA'S PARK	BR 164 PG 325	12/24/1999
LOT 3 - HEDVA'S PARK	BR 162 PG 328	8/2/1999
LOT 6, 8, A - FERNDALE PARK	BR 98 PG 269	11/13/1947
LOT 7S - B - FERNDALE PARK, WEST OF CECILIAL RD	BR 133PG 374	9/25/1973

- NOTES**
- THE PURPOSE OF THIS RE-PLAT IS TO ESTABLISH LOTS #6 AND #7 FROM EXISTING LOTS #6, #7, AND #8 OF NORTH SHORE ESTATES SUBDIVISION AS RECORDED IN PLAT 10587 - PAGE 318 AND WITHIN THE EXISTING DRAINAGE AND UTILITY EASEMENT ALONG THE EAST LINE OF PROPOSED LOT #7. LOTS 9-11 WITH RECORD 8-10.
 - APPARENT BASE FLOOR ELEVATION OF LAKE MANITOU IS 788.8 ACCORDING TO PUBLISHED DATA FROM DNR.
 - ALL HOMES SHALL BE BUILT SO THAT THE FINISHED FLOOR ELEVATION OF THE LOWEST LIVING SPACE MUST EXCEED THE BASE FLOOR ELEVATION BY 2.5 FEET.
 - ALL LOTS NEED TO BE GRADED TO A FINISHED GRADE ELEVATION TO FACILITATE DRAINAGE AWAY FROM THE HOME IN ACCORDANCE WITH THE FINISHED FLOOR REQUIREMENT.
 - ALL BUILDING SETBACKS SHALL BE DICTATED BY THE MOST CURRENT EDITION OF THE FULTON COUNTY ZONING ORDINANCE AT THE TIME OF LOT DEVELOPMENT.
 - PROPOSED DEVELOPMENT IS WITHIN THE CITY OF ROCHESTER CORPORATE LIMITS.
 - THIS PLAT IS BASED ON A SURVEY COMPLETED BY TERRITORIAL ENGINEERING, LLC ON 11/24/2020 - JOB # 20-190 AND THE RECORDED PLAT OF NORTH SHORE ESTATES RECORDED IN DOCUMENT 201000410.

- SUBDIVISION COVENANTS**
- All lot ingress/egress shall be to North Shore Drive.
 - All lot driveways shall be constructed of concrete or stone pavers.
 - Privacy fences shall not be constructed within the subdivision.
 - A Sidewalk shall be constructed in accordance with City of Rochester design and construction standards along North Shore Drive in front of Lots 1-5 and 9-11. Sidewalk construction shall be the responsibility of each lot developer for the portion of work in front of each lot. Each portion shall be connected to existing sidewalk adjusting for grade and quantity if applicable. Sidewalk construction must be completed prior to issuance of building occupancy permit.

DRAINAGE BOARD APPROVAL
 Approved by the Fulton County Drainage Board
 at a public meeting on 2/9/2021 and 6/2/2021.

OWNER/DEVELOPER:
 K. H. PROPERTIES, LLC
 10211 E. OLSON RD.
 ROCHESTER, IN 46975
 574-376-5020

PLAN PREPARER
 TERRITORIAL ENGINEERING, LLC
 7908 N. STATE HIGHWAY 23
 WALKERSTON, IN 46574
 574-586-3448

PLAN COMMISSION SECONDARY (FINAL) APPROVAL
 SECONDARY (FINAL) APPROVAL
 All conditions of survey approved have been met and this plat is granted SECONDARY (FINAL) APPROVAL.
 Approved by the Fulton County Plan Commission at a meeting held _____ 20__.

 Plan Commission officer

 Plan Commission officer

NORTH SHORE ESTATES SUBDIVISION
RE-PLAT of Lots #6, #7, AND #8

SURVEY CERTIFICATION	LEGEND
I. SURVEY CERTIFICATION	LEGEND

LOCATION
 U.K.H. Properties, LLC, the undersigned owner of the real estate shown and herein, do hereby certify that I have replatted Lots #6, #7, and #8 of North Shore Subdivision to be now known as Lots #6 and #7. Lots 9-11 remain as set forth as shown. Clear title to the land contained in this plat is guaranteed, unincumbered and special assessments are explained as follows:
 stake lines shall be determined by the regulations of the Fulton County Zoning area of current location.

are strips of ground shown on this plat and marked easement, reserved for collection and maintenance of utilities and drainage facilities. Within these easements, routing, planting, or other material shall be placed or permitted to remain which damage or interfere with the installation and maintenance of utilities or which may be the direction of flow of drainage channels in the easements, or which may set or retard the flow of water through drainage channels in the easements. The vent area of each lot and all improvements in it shall be established continuously a corner of the lot, except for those improvements for which a public authority or is responsible.
 lot to enforce these provisions by injunction, together with the right to cause the lot, by due process of law, of any structure or part thereof erected or maintained within hereof, is dedicated to the public, and reserved to the owners of the these in this subdivision and to their heirs and assigns.

MY HAND AND SEAL THIS _____ DAY OF _____, 20__

IN WITNESS WHEREOF, I, the undersigned, Notary Public in and for the County and State of Indiana, have hereunto set my hand and seal at _____, Indiana, this _____ day of _____, 20__.

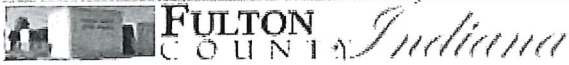
MY HAND AND NOTARIAL SEAL THIS DAY OF _____, 20__

 PUBLIC (SEAL)

 OF RESIDENCE

 TOWNSHIP





Fee Summary Paid Totals

07/01/2021 - 07/31/2021

Fee Name ↕	Fee Description ↕	Account Number ↕	Total Amount ↕	Total Fees ↕
Group: 1001.03201.000.0036				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.03201.000.0036	\$1,885.80	17
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.03201.000.0036	\$552.48	17
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.03201.000.0036	\$280.00	7
			\$2,718.28	41

Group Total: 3

Group: 1001.03203.000.0036

B. City of Rochester Residential Permit Fee		1001.03203.000.0036	\$1,698.42	19
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.03203.000.0036	\$1,536.60	19
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.03203.000.0036	\$20.00	1
B-3. City of Rochester Commercial Permit Fee		1001.03203.000.0036	\$10.00	1
B-4. City of Rochester Commercial-Inspection Fee		1001.03203.000.0036	\$20.00	1

			\$3,285.02	41
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Group Total: 5

Group: 1001.07101.000.0036

ZA. Development Standard Variance		1001.07101.000.0036	\$875.00	5
ZO. LIP		1001.07101.000.0036	\$1,650.00	33
ZO. Solar Array- Medium		1001.07101.000.0036	\$150.00	1
ZO. Solar Array- Small		1001.07101.000.0036	\$160.00	2
			\$2,835.00	41

Group Total: 4

			\$8,838.30	123
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Total Records: 12

8/2/2021

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