

***FULTON/KEWANNA
BOARD OF ZONING APPEALS***

KEWANNA TOWN HALL

MARCH 7, 2022

7:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

**BOARD OF ZONING APPEALS MINUTES:
NOVEMBER 1, 2021**

OLD BUSINESS:

**NEW BUSINESS:
Stephen Hancock (#220041)**

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS
November 01, 2021

FULTON/KEWANNA
BOARD OF ZONING APPEALS

SEPTEMBER 8, 2020

7:00 P.M.
KEWANNA TOWN HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES:

September 8, 2020

OLD BUSINESS

NEW BUSINESS

Victoria Martindale (#210693)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS

November 01, 2021

Mr. Baldwin asked if there were any further Board comments.

Larry asked the petitioner if they would move the chicken's further way from the adjoining neighbors. He also stated we will review petition in July 2022.

It is duly noted Board Attorney, Andy Perkins arrived at 7:30pm.

He then entertained a motion. Kathy Hobbs moved to approve Victoria Martindale (#210693) is requesting a special exception to allow chickens on property located at 307 S Smith St., Kewanna IN 46939, within the Kewanna (KW) District, with the conditions the chicken's will be moved away from the adjoining yards and the petition will be reviewed in July 2022. Racheal Moore seconded the motion.

The Board members filled out there finding of facts. Kim then took roll call vote.

| | |
|---------------|-----|
| Kathy Hobbs | Yea |
| John Moore | Yea |
| Rachael Moore | Yea |
| Larry Baldwin | Yea |

Motion to approve Victoria Martindale (#210693) requesting a special exception to allow chickens on property located at 307 S Smith St., Kewanna IN 46939, within the Kewanna (KW) District, with the conditions the chicken's will be moved away from the adjoining yards and the petition will be reviewed in July 2022. Passed with four votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

IN RE: ADJOURNMENT

Being no further business to come in front of the Board of Zoning Appeals, Larry Baldwin, entertained a motion to adjourn the November 1, 2021 Fulton/Kewanna Board of Zoning Appeals meeting. Kathy Hobbs moved to adjourn the November 1, 2021 Fulton/Kewanna Board of Zoning Appeals meeting at 7:35 P.M. John Moore seconded the motion. Motion carried as follows: Rachael Moore, Kathy Hobbs, John Moore and Larry Baldwin all being in favor and no one opposing.

FULTON/KEWANNA BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

**Docket #220041
Stephen Hancock
Development Standard Variance**

Stephen Hancock (#220041) is requesting a Development Standard Variance to allow a cargo container on property located at 308 N Troutman St., Kewanna IN 46939, within the Kewanna (KW) District

In the Town of Kewanna no vehicle, tractor, semitrailer, railroad bulk storage container, cargo container or similar type of trailer/storage may be located on any parcel or lot. Mr. Hancock would like to set a cargo container on his property. The cargo container would be placed behind the home in the wooded area. In the future he plans to build a barn in front of the container. Therefore, a variance to allow a cargo container is being requested.

The request is for a Development Standard Variance to allow a cargo container on property located at 308 N Troutman St., Kewanna IN 46939, within the Kewanna (KW) District

the Sign).

5-9.3 Parking Standards (PK)

PK-01: The following shall apply to the zone districts within the incorporated limits of the Town of Kewanna

A. Off-street parking is not required.

B. If the property owner chooses to have off-street parking the following will apply:

- a. All ingress/egress into parking areas must be paved with asphalt, concrete or other durable material.
- b. Parking areas must be constructed to allow proper drainage.
- c. Parking areas must be designed as to prevent vehicles from having to back into public streets.
- d. Parking lots shall have a minimum four (4) foot setback from the property lines.
- e. Parking spaces shall be a minimum of 9' x 18'. Parking aisle widths shall be as follows:
 - ninety (90) degree angle space - twenty-four (24) feet wide parking aisle
 - 60 degree angle space - 18' wide parking aisle
 - 45 degree angle space - 14' wide parking aisle

PK-02: If any vehicle without a current year license plate or in inoperable condition is stored on a property in Kewanna Town District the following conditions apply.

A. They must be parked:

- a. in completely enclosed buildings, or
- b. a minimum of two-hundred (200) feet from the front property line, a minimum of fifty (50) feet from the side property line, or in the rear yard.

B. They must be screened from view. Screening includes fencing, landscaping, or placement so that it may not be seen from the road. Tarping is not allowed for compliance.

PK-03: No vehicle, tractor, semitrailer, railroad bulk storage container, cargo container or similar type of trailer/storage may be located on any parcel or lot.

5-9.4 Residential Facilities for the Mentally Ill (RF)

RF-01: A Residential Facility for the Mentally Ill as defined in this Ordinance and by Indiana Code may not be located within three thousand (3,000) feet of another Residential Facility for the Mentally Ill, as measured between Lot Lines.

5-9.5 Telecommunications Facilities - Wireless (TF)

TF-01: Wireless Telecommunications Facilities, specifically towers over 130 feet in height, are not permitted within the corporate limits of the Town of Kewanna, due to aesthetic preservation.

5-9.6 Temporary Uses, Structures and Buildings (TU)

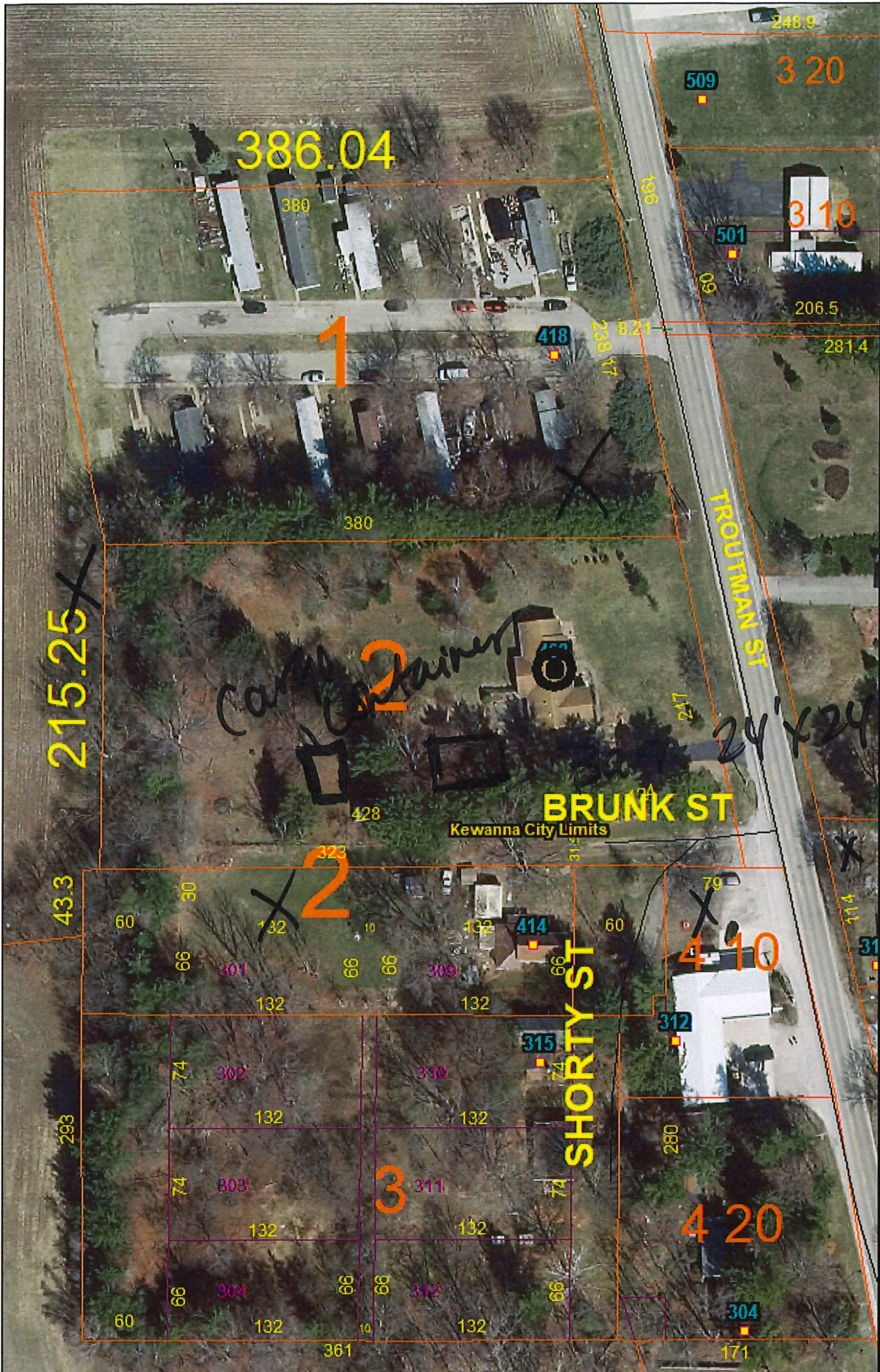
TU-01: A Temporary Use, Structure or Building which is in compliance with the provisions of this Section, shall be allowed in any District. A Temporary Use, Structure or Building which will be converted into a permanent Primary or Accessory Use after the cessation of the Temporary Use shall be required to obtain an Location Improvement Permit prior the establishment of the use or the construction of any Structure or Building. A Temporary Use, Structure or Building which will be removed from the site upon cessation of the Temporary Use shall be exempt from the requirements of this Ordinance to obtain an Location Improvement Permit.

A. Permitted Temporary Uses, Structures and Buildings: By way of example only, permitted Temporary Uses, Structures and Buildings include: construction trailers, and sales offices.

B. Duration: Except for mobile classrooms, a Temporary Use, Structure or Building shall be permitted for an initial period not to exceed one (1) year, which may be renewed for an additional one (1) year period by the Plan Commission upon showing of good cause.

C. Compliance with Development Standards: Any Temporary Use, Structure or Building shall comply with all applicable Development Standards and Setback requirements in the Dis-

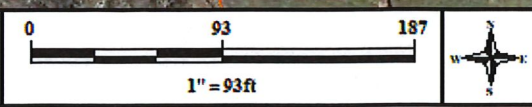




- Parcels
- County Boundary
- City Town Boundary
- Townships

- Addresses
- Parcels
- Dimensions
- Lots
- Roads
- Highways
- fchd-permit(1)

22-0041
 408 N
 Troutman St



**Affidavit of Notice to Interested Parties of Public Hearing
 Before the Fulton and Kewanna Board of Zoning Appeals**

I, Stephen Hancock do hereby certify that notice to interested parties of the public hearing before the Fulton and Kewanna Board of Zoning Appeals, to consider the application of:

Stephen Hancock #220041

Requesting: A Development Standard Variance on property located within the Kewanna (KW) District.

Located at:

408 N Troutman St, Kewanna, IN.

Interested Parties Associated with the Property

| | | |
|---|--|----|
| Kewanna Park LLC | 421 E Dupont Dr. Kewanna IN 46939 | |
| ✓ Plummer Robert Lee; Miller Kathleen Marie; Metzger Leesa Ann; Studebaker Lynn Louise | 2131 S 1000 W Kewanna IN 46939 | GC |
| ✓ Barbara Andrews | P O BOX 71 Kewanna IN 46939 | GC |
| ✓ Hobbs Terry J Sr & Hobbs Vida K | PO Box 506 Kewanna IN 46939 | GC |
| ✓ Jo Ann Collins | 313 N Troutman Kewanna IN 46939 | GC |
| ✓ Weller Renata; TOD Weller Jimmy Albert; Newcomer Claudia C; & Weller Sharon M T/C LDPS | 409 North Troutman Kewanna IN 46939 | GC |

And that said notices were sent by certified mail on or before the 10th day of February 2022 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 25th day of February 2022, being at least ten (10) days prior to the date of the Public Hearing.

Dated the _____ day of _____, _____.

 <APPLICANT>



Fee Summary Paid Totals

01/01/2022 - 01/31/2022

| Fee Name | Fee Description | Account Number | Total Amount | Total Fees |
|--|-----------------------------|---------------------|-------------------|------------|
| Group: 1001.20301.000.0036 | | | | |
| A. County, Akron, & Town of Fulton Residential - Inspection Fee | Enter Number of Inspections | 1001.20301.000.0036 | \$840.00 | 8 |
| A. County, Akron, & Town of Fulton Residential - Permit Fee | | 1001.20301.000.0036 | \$91.18 | 8 |
| A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT | | 1001.20301.000.0036 | \$80.00 | 2 |
| A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee | Enter Number of Inspections | 1001.20301.000.0036 | \$240.00 | 2 |
| A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee | | 1001.20301.000.0036 | \$100.00 | 2 |
| | | | \$1,351.18 | 22 |

Group Total: 5

Group: 1001.20302.000.0036

| | | | | |
|---|-----------------------------|---------------------|---------|---|
| B. City of Rochester Residential Permit Fee | | 1001.20302.000.0036 | \$20.00 | 2 |
| B-1. City of Rochester Residential-Inspection Fee | Enter Number of Inspections | 1001.20302.000.0036 | \$40.00 | 2 |
| B-2. CITY OF | | 1001.20302.000.0036 | \$20.00 | 1 |

| | | | | |
|-----------------------------------|--|--|---------|---|
| ROCHESTER ELECTRICAL PERMIT | | | | |
| | | | \$80.00 | 5 |

Group Total: 3

Group: 1001.20303.000.0036

| | | | | |
|---|--|---------------------|------------|----|
| BZA. Development Standard Variance | | 1001.20303.000.0036 | \$175.00 | 1 |
| BZA. Special Exception | | 1001.20303.000.0036 | \$175.00 | 1 |
| ZO. LIP | | 1001.20303.000.0036 | \$400.00 | 8 |
| ZO. Solar Array- Small | | 1001.20303.000.0036 | \$320.00 | 4 |
| | | | \$1,070.00 | 14 |

Group Total: 4

| | | | | |
|--|--|--|------------|----|
| | | | \$2,501.18 | 41 |
|--|--|--|------------|----|

Total Records: 12

2/1/2022

Page: 1 of 1



Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: (574) 223-7667 Fax: (574) 223-3652

www.co.fulton.in.us

[AppLabel] Fe

01/01/2022 - 01/31/2022

| Fee Date | Account Number | Contractor Name | Fee Name | Paid By | Fee Amount | Payment Type | Payment Date | Receipt # |
|-----------|---------------------|----------------------|-----------------------------------|-----------|------------|--------------|--------------|-----------|
| 1/4/2022 | 1001.20302.000.0036 | Rick O'Neill | Electrical Registration Fee | Applicant | 10.00 | Cash | 1/4/2022 | 130 |
| 1/13/2022 | 1001.20302.000.0036 | Brandon Kamp | Electrical Registration Fee | Applicant | 10.00 | Card | 1/13/2022 | 131 |
| 1/24/2022 | 1001.20302.000.0036 | Dilling Group | Electrical Registration Fee | Applicant | 10.00 | Card | 1/24/2022 | 132 |
| 1/25/2022 | 1001.20302.000.0036 | Walsh Electric | Electrical Registration Fee | Applicant | 10.00 | Check | 1/25/2022 | 133 |
| 1/26/2022 | 1001.20302.000.0036 | Mark Molden | Electrical Registration Fee | Applicant | 10.00 | Cash | 1/26/2022 | 134 |
| 1/24/2022 | 1001.20302.000.0036 | Dilling Group | Plumbing Registration Renewal Fee | Applicant | 10.00 | Card | 1/24/2022 | 132 |
| 1/26/2022 | 1001.20302.000.0036 | Mark Molden | Plumbing Registration Renewal Fee | Applicant | 10.00 | Cash | 1/26/2022 | 134 |
| 1/3/2022 | 1001.20302.000.0036 | Michiana Contracting | Electrical Registration Fee | Applicant | 10.00 | Check | 1/3/2022 | 128 |
| 1/3/2022 | 1001.20302.000.0036 | Wood Electric | Electrical Registration Fee | Applicant | 10.00 | Cash | 1/3/2022 | 129 |
| | | | | | 90.00 | | | |

Total Records: 9

2/1/2022

Page: 1 of 1

**AREA PLAN COMMISSION OFFICE
2021 YEAR END REPORT**

Total Permits Issued in 2021: 941

Building/Electrical Permits: 530
 Location Improvement Permits: 383
 Government Work Order 28
 Electrical Registrations: 54
 Plumbing Registrations: 26

Total Permits Issued in 2020: 806

Building/Electrical Permits: 434
 Location Improvement Permits: 372
 Electrical Registrations: 60
 Plumbing Registrations: 17

2021 Permits Issued

| | |
|--|--|
| <p><u>Henry Twp~116</u> Building/Electrical Permits 66 Location Improvement Permits 50 1-New Dwellings</p> | <p><u>Town of Akron~42</u> Building/ Electrical Permits 27 Location Improvement Permits 15 0-New Dwellings</p> |
| <p><u>Rochester Twp~497</u> Building/ Electrical Permits 279 Location Improvement Permits 190 Government Work Order 28 13-New Dwellings</p> | <p><u>City of Rochester ~327</u> Building/ Electrical Permits 179 Location Improvement Permits 120 Government Work Order 28 6-New Dwellings</p> |
| <p><u>Liberty Twp ~82</u> Building/ Electrical Permits 51 Location Improvement Permits 31 3-New Dwellings</p> | <p><u>Town of Fulton~ 8</u> Building/ Electrical Permits 7 Location Improvement Permits 1 0-New Dwellings</p> |
| <p><u>Union Twp~51</u> Building/ Electrical Permits 27 Location Improvement Permits 24 3-New Dwellings</p> | <p><u>Town of Kewanna~5</u> Building/ Electrical Permits 0 Location Improvement Permits 5 0-New Dwellings</p> |
| <p><u>Aubbeenaubbe Twp ~ 50</u> Building/ Electrical Permits 26 Location Improvement Permits 24 2-New Dwellings</p> | <p><u>Richland Twp~58</u> Building/ Electrical Permits 33 Location Improvement Permits 25 6-New Dwellings</p> |
| <p><u>Newcastle Twp ~55</u> Building/ Electrical Permits 32 Location Improvement Permits 23 0-New Dwellings</p> | <p><u>Wayne Twp~32</u> Building/ Electrical Permits 16 Location Improvement Permits 16 0-New Dwellings</p> |

Total Splits Approved~57

7~ Aubbeenaubbe Twp
 12~Henry Twp
 3~Liberty Twp
 9~Newcastle Twp

4~Richland Twp
 12~Rochester Twp
 4~Union Twp
 6~Wayne Twp

Plan Commission Petitions: 3
TRC: 8

BZA Petitions: 61

- **Development Standard Variances~53**
 - 36 City of Rochester
 - 16 Fulton County
 - 1 Akron
 - 0 Fulton/Kewanna

- **Special Exceptions~8**
 - 1 City of Rochester
 - 6 Fulton County
 - 0 Akron
 - 1 Fulton/Kewanna

| 2021 | |
|--|--------------|
| Total Plan Commission & Building Fees Collected | \$101,458.89 |
| Location Improvement Permits, Petition Applications and copies | \$36,669.34 |
| Fines | \$5,028.00 |
| Fulton County Building Permit Fees | \$42,756.38 |
| City Building Permit Fees and Registration Fees | \$17,005.17 |

| 2020 | |
|--|-------------|
| Total Plan Commission & Building Fees Collected | \$62,500.78 |
| Location Improvement Permits, Petition Applications and copies | \$25,830.70 |
| Fines | \$4,731.00 |
| Fulton County Building Permit Fees | \$20,312.80 |
| City Building Fees and Registration Fees | \$11,626.28 |