

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

ROCHESTER CITY HALL  
320 MAIN ST.  
ROCHESTER, IN 46975

WEDNESDAY, MARCH 23, 2022  
6:00 P.M.

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**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**FEBRUARY 23, 2022**

**OLD BUSINESS:**

**NEW BUSINESS:**

Vanadco Signs (#220047)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS  
FEBRUARY 23, 2022**

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, FEBRUARY 23, 2022**

**6:00 P.M.  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**January 26, 2021**

**OLD BUSINESS:**

**NEW BUSINESS:**

Hearn Construction, Inc. (#220002)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS**  
**FEBRUARY 23, 2022**

The Rochester City Board of Zoning Appeals met on Wednesday the 23<sup>th</sup> day of February 2022, at 6:00 P.M. in the Council Chambers located in the City Hall. Executive Director, Heather Redinger, called the meeting to order at 6:00 P.M. The following members were present: Teresa Houser, Gloria Carvey, Paul Zartman and Duane Border. Also in attendance were: Executive Director, Heather Redinger; Attorney, Andy Perkins, and Administrative Secretary, Kim Gard.

It is duly noted that Dan Shafer was not present.

IN RE: MEETING MINUTES

January 26, 2022

Duane Border asked the Board for any deletions, or corrections to be made to the January 26, 2022 minutes. Teresa Houser moved to approve the January 26, 2022 Rochester City Board of Zoning Appeals minutes as written. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey, Paul Zartman and Duane Border being in favor and no one opposing.

IN RE: NEW BUSINESS

Hearn Construction Inc. (#220002)

Hearn Construction, Inc. (#220002) is requesting development standard variance of an additional 4' 5" of accessory height and to allow an accessory structure to be taller than the primary structure on property located at, 2605 Wolf's Point Dr. Rochester IN, within Lake Residential (R3) district.

In the R3 district the height of an accessory structure cannot exceed 20' or exceed the height of the primary structure. They would like to construct a 2nd story, apartment/detached living space on the existing garage which would be approximately 24'5" in height. The proposed addition exceeds the maximum allowed height as well as, would be approximately 10' taller than the primary structure. Therefore, a variance off the maximum accessory height is being requested.

Duane asked the petitioner if he had anything further to add.

They did not at this time.

Being no further questions at this time, Duane entertained a motion to open the public hearing. Teresa Houser moved to open the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey, Paul Zartman and Duane Border being in favor and no one opposing.

Duane asked if anyone would like to speak in favor or opposed the petition.

Being no public questions or comments, Duane entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey, Paul Zartman and Duane Border being in favor and no one opposing.

Duane asked for Board discussion.

Teresa asked how tall the interior walls are.

Petitioner stated the will be 8'6".

**ROCHESTER CITY BOARD OF ZONING APPEALS  
FEBRUARY 23, 2022**

Duane asked how much height could you save if you went with a 3/12 pitch.

Petitioner stated only 1'

Heather stated they would need to get drainage approval before obtaining permits to build.

Being no further questions or comments, Duane entertained a motion regarding the petition. Teresa Houser moved to approve Hearn Construction, Inc. (#220002) is requesting development standard variance of an additional 4' 5" of accessory height and to allow an accessory structure to be taller than the primary structure on property located at, 2605 Wolf's Point Dr. Rochester IN, within Lake Residential (R3) district.

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

Paul Zartman	Yea
Gloria Carvey	Yea
Teresa Houser	Yea
Duane Border	Yea

Motion to approve, Hearn Construction, Inc. (#220002) is requesting development standard variance of an additional 4' 5" of accessory height and to allow an accessory structure to be taller than the primary structure on property located at, 2605 Wolf's Point Dr. Rochester IN, within Lake Residential (R3) district. Passed with four votes being in favor and one opposing.

IN RE:           PLAN DIRECTOR'S REPORT

Being no further business to come in front of the Board of Zoning Appeals, Duane Border, entertained a motion to adjourn the February 23, 2022 Rochester City Board of Zoning Appeals meeting. Teresa Houser moved to adjourn the February 23, 2022 Rochester City Board of Zoning Appeals meeting at 6:20 P.M. Paul Zartman seconded the motion. Motion carried as follows: Teresa Houser, Gloria Carvey, Paul Zartman and Duane Border being in favor and no one opposed.

ROCHESTER CITY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_

Kim Gard, Administrative Secretary

**Docket #220047  
Vanadco Signs  
Development Standard Variance**

Vanadco Signs (#220047) is requesting development standard variance of an additional 9” of height and 15.25 additional square feet of signage on property located at, 1502 Elm St. Rochester IN, within Institutional Recreational (IR) district.

In the IR district the height of a ground sign cannot exceed six (6) feet in height and thirty two (32) square feet in area. Vanadco Signs is replacing the sign in front of Columbia School. The proposed ground sign will be approximately 6’ 9” x 7’ and will exceed the maximum allowed height as well as square footage. Therefore, a variance off the maximum sign height and square feet are being requested.

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The request is for a Development Standard Variance of an additional 9” of height and 15.25 additional square feet of signage on property located at, 1502 Elm St. Rochester IN, within Institutional Recreational (IR) district.

signs for an event of public interest (e.g. county fair or church event) are considered noncommercial for the purpose of this article in addition to all other noncommercial signs. No permit is required.

- B. Pennants, Banners or similar devices are permitted for grand openings or special promotions.
- C. Portable signs are permitted for grand openings or special promotions under the following conditions.
  - a. Such sign shall not be not be used for a time to exceed three (3) months in a six month period.
  - b. Such sign shall not exceed thirty-two (32) square feet
  - c. One portable sign is permitted per street frontage.
- D. Construction signs are permitted only during under the following conditions.
  - a. Such sign shall not exceed thirty-two (32) square feet in area.
  - b. Such sign shall be permitted for the duration of the construction period only.

**5-6.13 Permanent Sign Standards (SI)**

SI-01: The following signs shall be permitted— except when in a federally funded state highway right-of-way or when the sign is intended to be viewed from any federally funded state highway within Fulton County, unless specifically permitted by INDOT. No freestanding sign shall be located within the vision clearance area.

- A. Ground sign - One ground sign per entrance in conjunction with a legal permitted use not exceeding six (6) feet in height and thirty-two (32) square feet in area. The sign shall be located a minimum of ten (10) feet from right-of-way .
- B. Wall sign - One wall sign in conjunction with a legally permitted use not exceeding one hundred (100) square feet in area.
- C. Directional Signs - Directional signs no more than three (3) feet in height and no more than six (6) square feet. No permit is required.
- D. Freestanding Signs - Freestanding signs shall not exceed one hundred and fifty (150) square feet

Maximum Height	Distance from Right-of-Way
10 feet	5 feet
20 feet	10 feet
25 feet	15 feet
30 feet	20 feet
35 feet	25 feet

- E. Awning Signs
- F. Total signage shall not exceed two hundred (200) square feet per lot.



Design of Highways and Streets as the baseline for any vision clearance measurement (site distance, stopping distance, etc.) from the newly proposed entrance onto a public thoroughfare. For the purposes of this section, a “newly proposed entrance onto a public thoroughfare” is specifically defining any new roads, which intersect an existing public thoroughfare (i.e. existing county, city, or town road, street, or alley), that are created by the standards set forth within the Fulton County Subdivision Ordinance.

A. The developer must submit proof that the newly proposed entrance onto a public thoroughfare, complies with the above stated ASHTO standards. Proof of compliance must clearly cross-reference the ASHTO policy with a topographical survey of the proposed entrance onto a public thoroughfare, state the ASHTO policy, as well as, cite the chapter, page number, and edition.

**5-6.10 Telecommunications Standards (TF)**

TF-01: Roof/Wall Mounted Antennas: The following chart shows where roof mounted antennas are permitted, and where and how they are restricted and necessary approvals.

BZA Approval	Plan Administrator Approval
Unscreened 11 or more feet above the roof line	Unscreened 10 or less ** feet above the roof line
Plan Administrator Approval	Plan Administrator Approval
Screened 11 or more feet above the roof line	Screened 10 or less feet above the roof line

\*\* If within 200 feet of residential property lines BZA approval required

TF-02: Wireless Telecommunications Facility shall require a Special Exception approval from the Board of Zoning Appeals and meet all the general and following requirements when located in a residential district:

- A. The tower shall be setback from any property line a distance equal to at least one hundred percent (100%) the height of the tower.
- B. Maximum height: tower 125 feet - accessory structure 15 feet
- C. Minimum number of antenna sites for a 125 feet tower is 3; if tower is less than 125 feet refer to TF-01K.
- D. The tower shall be a monopole design.

**5-6.11 Miscellaneous Standards (MS)**

MS-01: All roof mounted heating, air conditioning, ventilation, or other mechanical equipment shall be screened with materials that are complementary and aesthetically appealing to the structure on which they are affixed. From any location within four hundred (400) feet of the structure, the screening must hide or disguise the above listed equipment.

MS-02: All outdoor storage of materials, products for sale, construction materials, trash containers, etc. shall be fenced with a six (6) foot privacy fence on all sides.

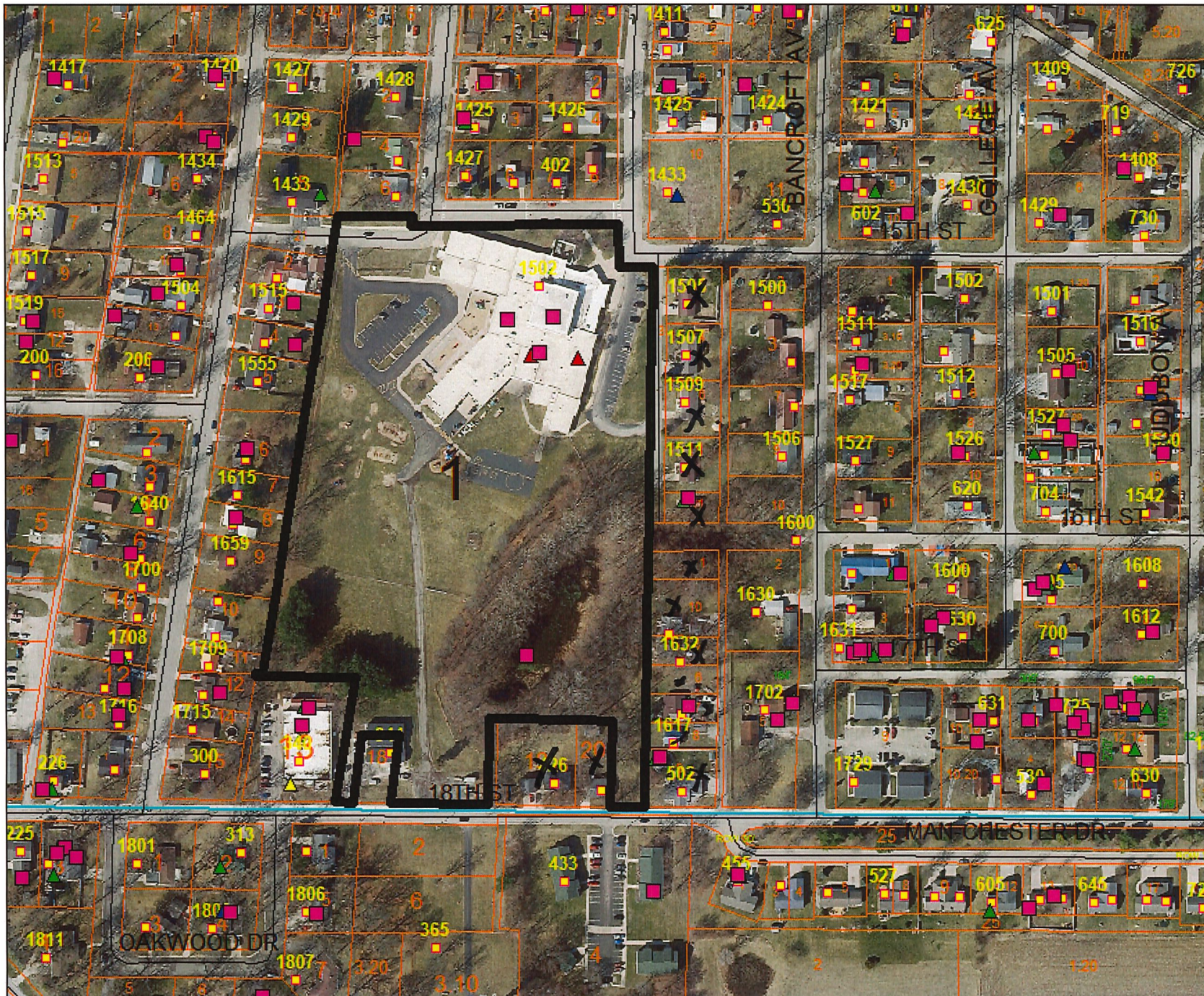
MS-03: Street addresses must be posted on all primary structures and be visible from primary roadway and/or be posted on mailbox or other suitable structures visible from primary roadway.

**5-6.12 Temporary Sign Standards (TS)**

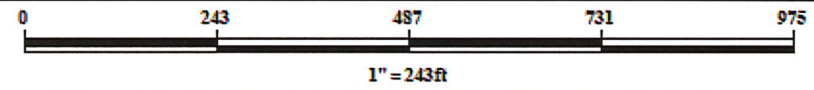
TS-01: The following temporary signs shall be permitted. No freestanding sign shall be located within the vision clearance area. Free standing signs shall be a minimum of ten (10) feet from right-of-way. A temporary Sign permit is required unless otherwise specified.

A. One noncommercial freestanding sign no larger than thirty-two (32) square feet. Real estate or





- Parcels
  - City Town Boundary
  - Sections
  - ROW Presentation
  - Peacetreer Village - St
- 
- Addresses
  - ▲ Permits - Primary
  - ▲ Permits - Accessory
  - ▲ Permits - Commercial
  - ▲ Permits - Signs
  - Bldg Permits
- 
- Parcels
  - Highways
  - Roads
  - Tippecanoe River
  - Permits - Access
  - Permits - Comm
  - Bldg Permits





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

I, Vanadco Signs 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:

Docket #220047

**Requesting:** A Development Standard Variance on property located within Institutional/Recreational (IR) District.

**Located at:**

1502 Elm St., Rochester IN

**Interested Parties Associated with the Property**

Packer Anna M & Adam N Packer	1505 Pine St Rochester, IN 46975	✓
Randy L & Louise E Baugher	1507 Pine St Rochester, IN 46975	✓
Janice L Futrell	1509 Pine St Rochester, IN 46975	✓
Kuchel Brett A & Deborah L	1625 ROUTE 10 EAST Morris Plains, NJ 07950	✓
Mel O Walter	109 Verona St S Nokomis, FL 34275	✓
Donald T & Walls Sharon R Walls	14874 Michigan Road Argos, IN 46501	✓
James S & Tamera, L Roe	1630 Elm St Rochester, IN 46975	✓
<del>James Roe Jr</del>	<del>1630 Elm St Rochester, IN 46975</del>	
Doris A Weaver	4815 N Co Rd 50 E Logansport, IN 46947	✓
Donna Good	1617 Elm St Rochester, IN 46975	✓
Larry N Sr & Edith Isley	502 E 18th St Rochester, IN 46975	✓
Ogle Michael T	8013 E 100 S Akron, IN 46910	✓
Nunez Henry & Kristen Michelle	426 E 18th St Rochester, IN 46975	✓
Hickory Creek Realty, LLC	6900 South Gray Road Indianapolis, IN 46237	✓
Ulerick Robert A & Allee	300 E 18th Street Rochester, IN 46975	✓

Jean M Shultz	1715 Monroe St Rochester, IN 46975	
Charles A Gault	1713 Monroe St Rochester, IN 46975	✓
Ivan D & Patricia K Henderson	1215 Rochester Blvd Rochester, IN 46975	✓
Richards Patrick C, Richards Yvonne E, & Richards Joshua R JT w/ROS	1705 Monroe St Rochester, IN 46975	
HLK LLC	2245 S 400 E Rochester, IN 46975	✓
Linda M Wellhausen	1655 Monroe St. Rochester, IN 46975	✓
David L Delp	1615 Monroe St Rochester, IN 46975	
Carole L Dale	1601 Monroe Street Rochester, IN 46975	✓
Swihart Jaren Michael & Chassidy Eileen	1555 Monroe St Rochester, IN 46975	
Judy A Cornell	1535 Monroe St Rochester, IN 46975	✓
Thomas E & Carolyn A Ness	1501 Monroe St Rochester, IN 46975	✓
LE William J & Betty L Vance; Vance William J & Vance Betty L Revocable Living Trust	1433 Monroe St Rochester, IN 46975	✓
Spencer & Mallory Johnson	1480 Franklin St Rochester, IN 46975	✓
Sheryl Lynn Evener	1427 Franklin Rochester, IN 46975	✓
Raymond D Fenstermacher	400 E 15th St Rochester, IN 46975	✓
Johnson Douglas W	402 E 15th Street Rochester, IN 46975	✓
Thomas R Wojcik	1428 Elm St Rochester, IN 46975	

**And that said notices were sent by certified mail on or before the 26<sup>th</sup> 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 13<sup>th</sup> day of March 2022, being at least ten (10) days prior to the date of the Public Hearing.**

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



# Fee Summary Paid Totals

02/01/2022 - 02/28/2022

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
<b>Group: 1001.20301.000.0036</b>				
A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$714.55	6
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$343.00	6
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	\$480.00	3
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$165.00	3
A-3. County, Akron, & Town of Fulton Permit Renewal		1001.20301.000.0036	\$25.00	1
			<b>\$1,807.55</b>	<b>21</b>

**Group Total: 6**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$265.00	1
B-1. City of	Enter Number	1001.20302.000.0036	\$1,540.00	1

Rochester Residential-Inspection Fee	of Inspections			
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$40.00	2
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$70.00	3
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$260.00	3
			<b>\$2,175.00</b>	<b>10</b>

**Group Total: 5**

**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$525.00	3
BZA. Special Exception		1001.20303.000.0036	\$175.00	1
ZO. LIP		1001.20303.000.0036	\$350.00	7
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$327.00	2
ZO. Solar Array- Small		1001.20303.000.0036	\$80.00	1
			<b>\$1,457.00</b>	<b>14</b>

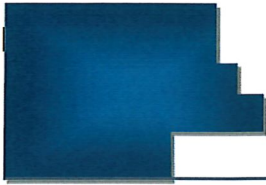
**Group Total: 5**

			<b>\$5,439.55</b>	<b>45</b>
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**Total Records: 16**

**3/2/2022**

**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

02/01/2022 - 02/28/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
2/7/2022	1001.20302.000.0036	NES Electric	Electrical Registration Fee	Applicant	10.00	Check	2/7/2022	135
					10.00			

Total Records: 1

3/2/2022

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