

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, APRIL 13, 2022
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

MARCH 9, 2022

OLD BUSINESS:

NEW BUSINESS:

Lloyd Ulerick (#220046)
Krystopher Daulton (#220092)
Mike Trigg (#220098)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
MARCH 9, 2022

**FULTON COUNTY
BOARD OF ZONING APPEALS**

WEDNESDAY, MARCH 9, 2022

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

February 9, 2022

OLD BUSINESS:

NEW BUSINESS

Amber Edmondson (#220040)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
MARCH 9, 2022

The Fulton County Board of Zoning Appeals met on Wednesday the 9th day of March 2022, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building Vice Chairperson, Barry Baldwin, called the meeting to order at 7:00 P.M. The following members were present: Phil Miller, Seth Wilson and Barry Baldwin. Also in attendance were: Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Debbie Barts and Scott Hizer were absent.

IN RE: MINUTES

February 9, 2022

Vice Chairperson, Barry Baldwin, asked for any additions, deletions or corrections to be made to the February 9, 2022 minutes. Phil Miller moved to approve the February 9, 2022 Fulton County Board of Zoning Appeals minutes as written, Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Seth Wilson and Barry Baldwin being in favor and no one opposing.

IN RE: NEW BUSINESS

Amber Edmondson (#220040) Special Exception

Amber Edmondson (#220040) is requesting a special exception to operate a RC track and primitive camping, on property located 7557 E SR 14, Akron IN, within the Agricultural (AG) District.

Mrs. Edmondson would like to utilize their field to operate a RC track and provide primitive camping. Proposed hours of operation would be 12 PM to 8 PM mostly weekends, May through November, with approximately 2 employees. There will be no additional lighting, the RC track will depend on daylight. There will be porta potty rentals used, as well as an existing stone driveway to the field where parking will be allowed on the east side of the field. Deliveries will be no more than the current 3-4 Fed-Ex deliveries a week. There is currently a small wooden sign in the front of the house for selling eggs, there may be wording added to direct guests. There will be a 6x6 shed next to the track to house RC cars and any concessions allowed by the health department, pre-packaged food and drinks.

Barry Baldwin asked petitioner if they had anything further to add.

They did not at this time.

Barry asked what the current zoning is.

Heather stated it is AG, camping and RC track are both Special Exceptions.

Phil Miller asked how large the land is.

Heather and Mr. Edmondson stated it is 10 acres including the house.

FULTON COUNTY BOARD OF ZONING APPEALS
MARCH 9, 2022

Mr. Edmondson stated there is a lot of talk of RV's and campers and that is not what we are going for. We are not going to turn people away, it is a part of what we are doing. We will host weddings and family events. The tents are going to be immaculate inside. There will be beds, seating and tables. The tents are for people who want to camp but do not want to sleep on the ground. The RC track is not for racing it is only for fun. The RC cars are electric and are not loud. There will be a baseball diamond and other activities to keep the kids busy while the adults relax. We would like to provide more things for the community to do, we are not creating a party zone.

Seth asked will there be some way to contain the fires?

Mr. Edmondson stated we already have self-contained fire pits, nothing on the ground.

Being no further comments, Barry Baldwin then asked for any Board questions or comments. Being none, he entertained a motion to open public hearing. Phil Miller moved to open public hearing. Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Seth Wilson and Barry Baldwin being in favor and no one opposing.

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

Nancy Smith - 761 S 700 E, Akron- stated you should have received another letter. She then stated there is no fence on either side, there is nothing keeping people from trespassing.

Phil Miller, how many people are you expecting to have at one time?

Mrs. Edmondson stated it will vary, however, it's going to be family groups, church youth groups, weddings etc. with the larger groups I'm guessing 40-50 people.

Phil asked how do you plan on policing the boundaries with no fence.

Mr. Edmondson stated he has a gator he will be riding around to keep an eye on people. The client I am aiming toward will not be jumping fences, to rent one tent for the night is \$250 and \$750 for the weekend. We are not trying to run a camp ground this is "glamping".

Seth, you live in the house on the property?

The Edmondson stated they do.

Barry stated the proposed land is bordered by farm land.

Heather told Mrs. Smith we did not receive another letter, however we will make a copy of the one you have.

Nancy stated she had concerns if anyone comes over on to our farm land and get hurt then we get sued.

Barry Baldwin then asked if there were any further questions or comments. Being none, he entertained a motion to close public hearing. Phil Miller moved to close public hearing. Seth Wilson seconded the

FULTON COUNTY BOARD OF ZONING APPEALS
MARCH 9, 2022

motion. Motion carried as follows: Phil Miller, Seth Wilson and Barry Baldwin being in favor and no one opposing.

After Board discussion, Barry Baldwin entertained a motion. Phil Miller moved to approve Amber Edmondson (#220040) is requesting a special exception to operate a RC track and primitive camping, on property located 7557 E SR 14, Akron IN, within the Agricultural (AG) District, with the condition the petition is reviewed in two (2) years

Administrative Secretary, Kim Gard conducted roll call vote.

Phil Miller	Yea
Seth Wilson	Yea
Barry Baldwin	Yea

Motion to approve Amber Edmondson (#220040) is requesting a special exception to operate a RC track and primitive camping, on property located 7557 E SR 14, Akron IN, within the Agricultural (AG) District, with the condition the petition is reviewed in two (2) years. Passed with three votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Barry Baldwin, entertained a motion to adjourn the March 9, 2022 Fulton County Board of Zoning Appeals meeting. Phil Miller moved to adjourn the March 9, 2022 Fulton County Board of Zoning Appeals meeting at 7:30 P.M. Seth Wilson seconded the motion. Motion carried as follows: Phil Miller, Seth Wilson and Barry Baldwin, being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

Docket #220046
Lloyd Ulerick
Development Standard Variance

Lloyd Ulerick (#220046) is requesting a Development Standard Variance of approximately 11' off of the side yard setback, for the purpose of a storage shed, on property located at 2861 E 400 S, Rochester, IN within the Agricultural (AG) District.

In the AG district the side yard setback for an accessory structure is the height of the structure or 25' whichever is less. Mr. Ulerick would like to place an 8' x 10' x 11' tall storage shed to sit on his property line, on the west side. Therefore, a variance of approximately 11' off of the side yard setback is being requested. If approved, it is recommended a survey be provided.


The request is for a Development Standard Variance of approximately 11' off of the side yard setback, for the purpose of a storage shed, on property located at 2861 E 400 S, Rochester, IN within the Agricultural (AG) District.

400 S

3 20

2 10

Approx
Location
of
8x10
shed



- Parcels
- Townships
- City Town Boundary

- Addresses
- Permits - Accessory
- BZA DSV

- Parcels
- Highways
- Roads
- BZA DSV
- fchd-permit

1584 205.00

2838

2845

2849

2855

2859

2861

209.90

202.78
48

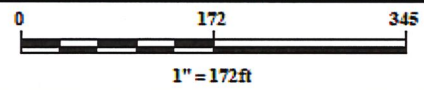
723

302.78

816

200

THINK



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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

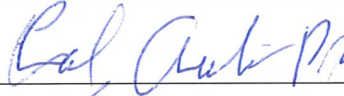
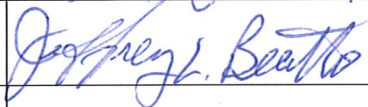
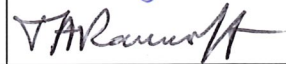
Lloyd Ulerick
(#220046)

Located at: 286I E 400 S, 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
Ault Farms Inc.	3009 E 550 S Rochester, IN 46975	
Jeffrey L & June B Beattie	2878 E 400 S Rochester, IN 46975	
Blue Bird Acres LLC	2603 West State Road 14 Rochester, IN 46975	

Docket #220092
Krystopher Daulton
Development Standard Variance

Krystopher Daulton (#220092) requesting a variance off of the minimum lot width, for the purpose of a split on property located at 1869 N Old US 31 with in the Suburban Residential (SR) district.

In the (SR) Suburban Residential district the minimum lot width is 150' without public sewer at front setback. The purposed lot will be approximately 50' in width at the road. Therefore, a variance off of the minimum lot width is being requested.

The request is for a Development Standard Variance off of the minimum lot width, for the purpose of a split on property located at 1869 N Old US 31 with in the Suburban Residential (SR) district.



3.0

X

7.0

8.0

X

10.0

11.0

23.0

12.0

15.0

17.0

17.0

23.0

25-07-91-200-0
Wilson Fertilizer
1827 Lucas St

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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Krystopher Daulton
(#220092)

Located at: 1869 N Old US Highway 31, 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.

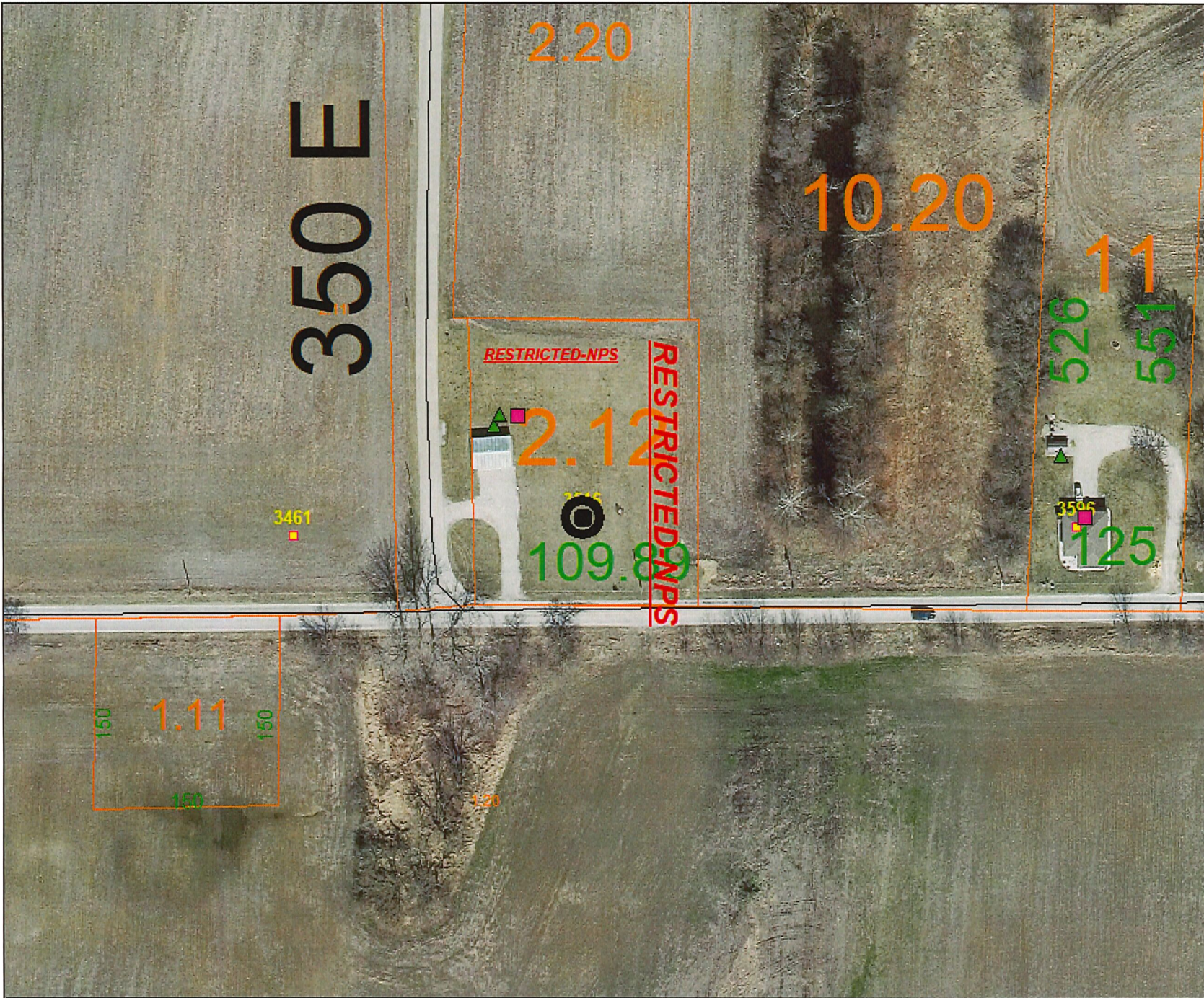
NAME	ADDRESS	SIGNATURE
Jerry L & Cleta M Poor	1919 E 200 N Rochester, IN 46975	mailed PC
PLBG LLC	1508 Arrowhead DR Rochester, IN 46975	mailed Lisa Eytcheson PC
Mark Wayne Simpson	1880 North Old US Hwy 31 Rochester, IN 46975	mailed PC
John W & Barbara J Howkinson	1874 N Old Us 31 Rochester, IN 46975	mailed PC
Dean Dairy Fluid, LLC	1405 N 98th Street Kansas City, KS 66111	mailed PC
Ricky D & Teri L Utter	1845 N Old Us Hwy 31 Rochester, IN 46975	mailed Teri L Utter
Richard A Smith	3392 Wabash Ave Rochester, IN 46975	mailed R.A. Smith
Lucas Street LLC	1552 E Lucas St Rochester, IN 46975	mailed JS

Docket #220098
Mike Trigg
Special Exception

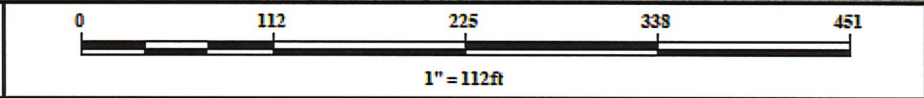
Mike Trigg (#220098) is requesting a special exception to operate a bait and tackle shop, on property located 3516 E 650 S, Macy IN, within the Lake Residential (R3) District.

Mr. Trigg would like to utilize an existing 23' x 35' building to operate a bait and tackle shop. The proposed hours of operation would be 6 AM to 6 PM Sunday through Saturday, with approximately 2 employees, and there will be no public restrooms. Parking will be located on the south side of the building with the drive located on the north side of the building, the parking lot and driveway will be gravel. Deliveries will be Fed-Ex and UPS 3-4 per week. There will be an office, as well as, a 3' x 3' sign that will be located on the south west corner of the property.

The request is for a special exception to operate a bait and tackle shop, on property located 3516 E 650 S, Macy IN, within the Lake Residential (R3) District.



- Parcels
- City Town Boundary
- Sections
- Addresses
- ▲ Permits - Accessory
- Bldg Permits
- Parcels
- Dimensions
- Highways
- Roads
- Tippecanoe River



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,

Mike Trigg
#220098

Located at: 3516 E 650 S, Macy 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
Zahn Family Trust dated 2/11/92 Joseph J Zahn – Trustee 1876 Wild Indigo Lane Yorkville, IL 60560	mailed ✓
⊙ Billy R & Cathy E Goldsberry 3980 E 650 S Macy, IN 46951	<i>Cathy Goldsberry</i> ✓
⊙ Ault Farms Inc 3009 E 550 S Rochester, IN 46975	<i>Cal Ault Plus</i> ✓
/ Feeney Terry L & Lynette R 6296 Lakeview Dr South Macy, IN 46951	<i>Terry L. Feeney</i> ✓
Coffman Kenneth M & Shirley A 1303 Penn Ave Mishawaka, IN 46544	mailed ✓ ✓
/ William G & Debra J Eaton 5825 Second Rd Macy, IN 46951	<i>William D. Eaton</i> ✓

<p>Gerald L & Donna A Hisey 3514 Channel Dr Macy, IN 46951</p>	<p><i>Gerald Hisey</i> ✓</p>
<p>Hall Laura K 1/2; Johnson Larry L 1/2 1529 E Nelson Ave Indianapolis, IN 46203</p>	<p><i>Mailed</i> ✓ ✓</p>
<p>Widdows Roger W & Lynn A; Kane Sharon 418 Keenland Dr Georgetown, TX 78626</p>	<p><i>Mailed</i> ✓ ✓</p>
<p>Alan R & Kimberly A DeWitt 3479 Blissroad Drive Macy, IN 46951</p>	<p><i>Kimberly DeWitt</i> ✓</p>
<p>Kenneth & Wilma Wolf 3474 W 200 N Peru, IN 46970</p>	<p><i>Mailed</i> ✓ ✓</p>
<p>Christopher A McVay 3494 Channel Dr Macy, IN 46951</p>	<p><i>Mailed</i> ✓</p>
<p>Raymond P & Sherry K Norris 3468 E Channel Dr Macy, IN 46951</p>	<p><i>Sherry Norris</i> ✓</p>
<p>Sandra & Kitts Brian V Husmann 3465 E Blissroad Dr Macy, IN 46951</p>	<p><i>Sandra Husmann</i> ✓</p>
<p>Janet L West 7044 N ST RD 25 Rochester, IN 46975</p>	<p><i>Mailed</i> ✓ ✓</p>
<p>Allison Thomas E; Allison Hazel; Hubbard Amie 263 N 475 W Valparaiso, IN 46385</p>	<p><i>Mailed</i> ✓ ✓</p>
<p>Terry L & Carol L Foreman Box 293 G 7176 Wolfe Dr. Macy, IN 46951</p>	<p><i>Terry Foreman</i> ✓</p>
<p>Reed Kent & Bush Elizabeth J/T ROS 3421 Blissroad Dr Macy, IN 46951</p>	<p><i>Elizabeth Reed</i> ✓</p>
<p>Terri Leanne Rinker 14348 E 196th St Noblesville, IN 46060</p>	<p><i>Mailed</i> ✓</p>
<p>Terrance R & Patsy A Cox</p>	<p><i>Signature on next pg</i> ✓</p>

6266 Lakeview Dr Macy, IN 46951	JRC ✓
Russell E Williams Jr. 3388 Channel Dr. Macy, IN 46951	Russell E Williams Jr. ✓
✓ Price Stuart R & June Carol 3354 Main St Macy, IN 46951	Stuart R Price ✓
Christensen Properties Inc 36 German St Peru, IN 46970	Mailed ✓
Foreman Derrick E 3342 Main Street Macy, IN 46951	Derrick Foreman ✓
LE Humerickhouse Connie E; Shultz Christopher C & Shultz Mark A T/C; Humerickhouse Dwight R JT 6356 Foreman Avenue Macy, IN 46951	Connie Humerickhouse ✓
Flint Investments LLC 5414 W 1350 W Nappanee, IN 46550	Mailed ✓
Trueblood Felicia D % Felicia D Watts 913 E Cornell Kokomo, IN 46901	mailed ✓
Mail → (J) Shock Jeremy M 6341 N Burns Ave Macy, IN 46951	Mailed ✓
Mail → (✓) Rentschler Henry Adam & Rentschler Cynthia Ann Revocable Living Trust 2711 SE Lakeshore Dr Macy, IN 46951	Mailed ✓
Mail → (✓) Zartman William G Jr. Revocable Trust 1/4, Zartman Marilyn M Revocable Trust 1/4-Co Trustees Brenda 3309 Main St. Macy, IN 46951	mailed ✓
(✓) Billy R & Cathy E Goldsberry 3980 E 650 S Macy, IN 46951	Cathy Goldsberry ✓

James W and Kimberly Lynn Radenstorf
6312 Burns Ave.
Maug IN 46751

Kimly Radenstorf



Fee Summary Paid Totals

03/01/2022 - 03/31/2022

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	\$1,581.60	16
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$373.00	16
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$120.00	3
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$440.00	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$55.00	2
			\$2,569.60	39

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$235.50	10
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$471.40	10
B-2. CITY OF		1001.20302.000.0036	\$40.00	2

ROCHESTER ELECTRICAL PERMIT				
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$35.00	1
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$60.00	1
			\$841.90	24

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
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$1,300.00	26
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$156.00	2
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$160.00	2
			\$2,991.00	36

Group Total: 7

			\$6,402.50	99
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Total Records: 17

4/5/2022

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] Fc

03/01/2022 - 03/31/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
3/31/2022	1001.20302.000.0036	Mark Brough	Electrical Registration Fee	Applicant	10.00	Card	3/31/2022	138
3/22/2022	1001.20302.000.0036	Circle "R" Electric Inc	Electrical Registration Fee	applicant	10.00	Card	3/22/2022	137
3/10/2022	1001.20302.000.0036	Heith Sommers DBA Sommers Electric	Electrical Registration Fee	Applicant	10.00	Cash	3/10/2022	136
					30.00			

Total Records: 3

4/4/2022

Page: 1 of 1