

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, MAY 11, 2022
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

APRIL 13, 2022

OLD BUSINESS:

NEW BUSINESS:

Ann Hurley-Hopwood (#220135)
Brian L & Kerry Nelson (#220162)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
APRIL 13, 2022

**FULTON COUNTY
BOARD OF ZONING APPEALS**

WEDNESDAY, APRIL 13, 2022

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

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
APRIL 13, 2022

The Fulton County Board of Zoning Appeals met on Wednesday the 13th day of April 2022, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building Executive Secretary, Phil Miller, called the meeting to order at 7:00 P.M. The following members were present: Phil Miller, Seth Wilson and Debbie Barts. Also in attendance were: Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Barry Baldwin and Scott Hizer were absent.

IN RE: MINUTES

March 9, 2022

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

IN RE: NEW BUSINESS

Lloyd Ulerick (#220046)

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.

Phil Miller asked petitioner if they had anything further to add.

They did not at this time.

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

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

Jim Straeter - 914 E 100 S – Stated it is critical to have the batteries in close proximity to service panel. There is no sound or vibrations the will come from the batteries.

Phil Miller then asked if there were any further questions or comments. Being none, he entertained a motion to close public hearing. Debbie Barts moved to close public hearing. Seth Wilson seconded the motion. Motion carried as follows: Seth Wilson, Debbie Barts and Phil Miller being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS
APRIL 13, 2022

Seth Wilson	Yea
Phil Miller	Yea

Motion to approve 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.

IN RE: PLAN DIRECTOR REPORT

Heather stated we are starting to pick up in the office. We did approximately \$6400 in March.

Being no further business to come in front of the Board of Zoning Appeals, Debbie Barts, entertained a motion to adjourn the March 9, 2022 Fulton County Board of Zoning Appeals meeting. Phil Miller moved to adjourn the April 13, 2022 Fulton County Board of Zoning Appeals meeting at 7:30 P.M. Seth Wilson seconded the motion. Motion carried as follows: Debbie Barts, Seth Wilson and Phil Miller, being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
 Kim Gard, Administrative Secretary

Docket #220135
Ann Hurley-Hopwood
Development Standard Variance

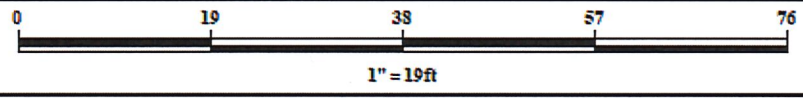
Ann Hurley-Hopwood (#220135) is requesting a Development Standard Variance of 6' off of the front setback for the purpose of an attached garage, on property located at 11311 W Lakeshore Dr. Kewanna, IN within the Lake Residential (R3) District.

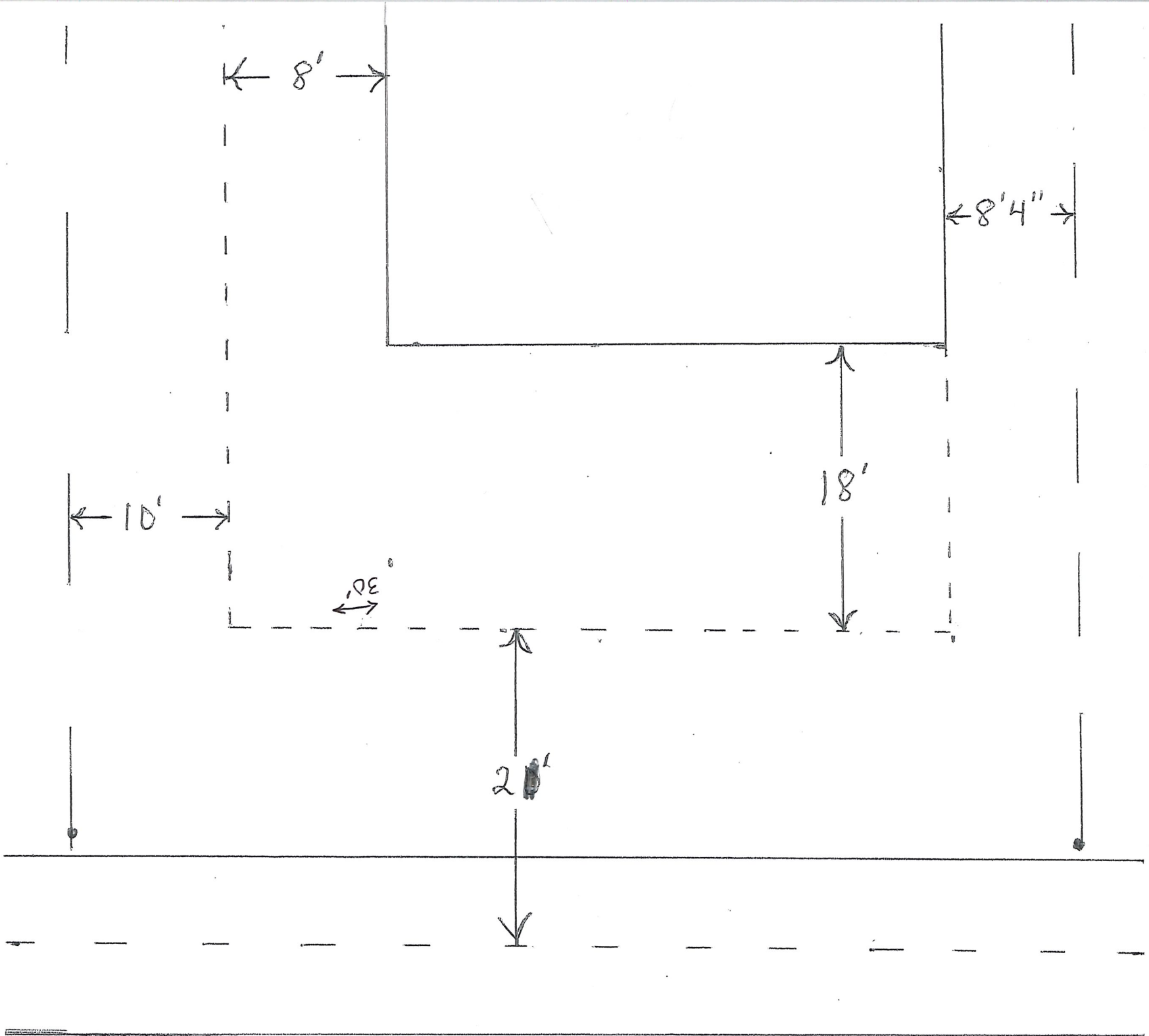
In the R3 district the front yard setback is 10' off of the right of way. Mrs. Hurley-Hopwood would like to build an attached 18' x 30' garage which would sit approximately 4' off of the right of way. Therefore, a variance of 6' off of the front yard setback is being requested.

The request is for a Development Standard Variance of 6' off of the front setback for the purpose of an attached garage, on property located at 11311 W Lakeshore Dr. Kewanna, IN within the Lake Residential (R3) District.



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





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,


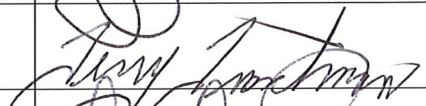


Ann Hurley-Hopwood
(#220135)

Located at: 11311 W Lakeshore Dr, Kewanna 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
Gilbert & Joyce Vallis	11335 W. Lakeshore Dr Kewanna, IN 46939	
Sanchez Tamara E; Troutman Brian B; & Troutman Terry B	11304 Lakeshore Dr Kewanna, IN 46939	
Daniel E & Deborah J Maple	214 East 300 South Valparaiso, IN 46383	
Rocco IV & Ellena R Calabrese	946 S 25 W Winamac, IN 46996	

Docket #220162
Brian L & Kerry Nelson
Development Standard Variance

Brian L & Kerry Nelson (#220162) requesting a variance of 68' off of the minimum lot width, for the purpose of a split on property located at 1987 W 50 N with in the Agriculture (AG) district.

In the (AG) Agriculture district the minimum lot width is 200'. The purposed lot will be approximately 132' in width at front setback. Therefore, a variance of approximately 68' off of the minimum lot width is being requested.

The request is for a Development Standard Variance of 68' off of the minimum lot width, for the purpose of a split on property located at 1987 W 50 N with in the Agriculture (AG) district.

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,



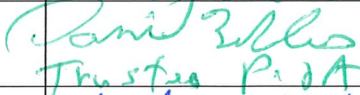
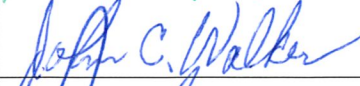
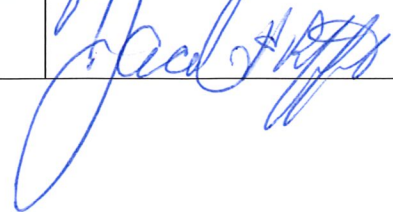
Brian L & Kerry Nelson
(#220162)

Located at: 1987 W 50 N, 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
Prairiewood Farms LLC %Nancy Miller	16270 Pear Road Culver, IN 46511	
Daniel L Zellers	2246 W. St Rd 14 Rochester, IN 46975	
David M Wagoner Revocable Living Trust	878 N 200 W Rochester, IN 46975	
John C & Carol A Walker	910 Arthur St Rochester, IN 46975	
Jacob H & Christine A Riffle	8404 E 200 N Akron, IN 46910	



Fee Summary Paid Totals

04/01/2022 - 04/30/2022

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	\$2,690.20	26
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$551.50	26
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$160.00	4
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$120.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$50.05	1
A-3. County, Akron, & Town of Fulton Permit Renewal		1001.20301.000.0036	\$50.50	1
			\$3,622.25	59

Group Total: 6

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$277.00	16
B-1. City of	Enter Number	1001.20302.000.0036	\$471.00	16

Rochester Residential-Inspection Fee	of Inspections			
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$80.00	4
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$1,014.90	5
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$420.00	5
			\$2,262.90	46

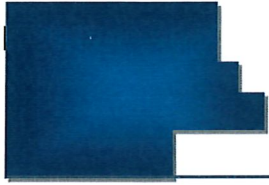
Group Total: 5**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$875.00	5
ZO. LIP		1001.20303.000.0036	\$1,800.00	36
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$180.00	2
ZO. Solar Array- Micro		1001.20303.000.0036	\$40.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$240.00	3
			\$3,135.00	47

Group Total: 5

			\$9,020.15	152
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Total Records: 16**5/4/2022****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

04/01/2022 - 04/30/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
4/7/2022	1001.20302.000.0036	Miller Bros. Construction LLC	Electrical Registration Fee	Applicant	10.00	Check	4/11/2022	140
4/1/2022	1001.20302.000.0036	All-IN Enterprises, LLC	Electrical Registration Fee	Applicant	10.00	Cash	4/1/2022	139
4/19/2022	1001.20302.000.0036	MWA Plumbing	Plumbing Registration Renewal Fee	Applicant	10.00	Cash	4/19/2022	141
					30.00			

Total Records: 3

5/4/2022

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