

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

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

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JUNE 8, 2022

OLD BUSINESS:

NEW BUSINESS:

Anthony Jacobson and Sarah Smith (#220334)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
JUNE 8, 2022

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BOARD OF ZONING APPEALS

WEDNESDAY, JUNE 8, 2022

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

MAY 19, 2022

OLD BUSINESS:

NEW BUSINESS

Eldon Gohn (#220279)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
JUNE 8, 2022

The Fulton County Board of Zoning Appeals met on Wednesday the 8th day of June 2022, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Scott Hizer, called the meeting to order at 7:00 P.M. The following members were present: Seth Wilson, Debbie Barts and Scott Hizer. Also in attendance were: Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Barry Baldwin and Phil Miller were absent.

IN RE: MINUTES

May 19, 2022

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the May 19, 2022 minutes. Debbie Barts moved to approve the May 19, 2022 Fulton County Board of Zoning Appeals minutes as written, Seth Wilson seconded the motion. Motion carried as follows: Debbie Barts, Seth Wilson, and Scott Hizer being in favor and no one opposing.

IN RE: NEW BUSINESS

Eldon Gohn (#220279)

Eldon Gohn (#220279) requesting a variance of 12' off of the side yard setback, for the purpose of an addition to an existing pole building on property located at 009-108047-00, within the Agriculture (AG) district.

In the (AG) Agriculture District the setbacks for agricultural related accessory structures are equal to the height of the accessory structure or 25' whichever is less. Mr. Gohn would like to construct a 40' x 54' x 26' addition to the east side of the existing pole building that will sit approximately 13' off the east property line. Therefore, a variance of 12' off the side yard setback is being requested.

Scott Hizer asked petitioner if they had anything further to add.

They did not at this time.

Being no further comments, Scott Hizer 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: Debbie Barts, Seth Wilson, and Scott Hizer being in favor and no one opposing.

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

Being no further comments, Scott entertained a motion to close public hearing. Debbie Barts moved to close public hearing. Seth Wilson seconded the motion. Motion carried as follows: Debbie Barts, Seth Wilson, and Scott Hizer being in favor and no one opposing.

Being no further Board comments, Scott Hizer entertained a motion. Debbie Barts moved to approve Eldon Gohn (#220279) requesting a variance of 12' off of the side yard setback, for the purpose of an

FULTON COUNTY BOARD OF ZONING APPEALS
JUNE 8, 2022

addition to an existing pole building on property located at 009-108047-00, with in the Agriculture (AG) district. Seth Wilson seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts	Yea
Seth Wilson	Yea
Scott Hizer	Yea

Motion to approve Eldon Gohn (#220279) requesting a variance of 12' off of the side yard setback, for the purpose of an addition to an existing pole building on property located at 009-108047-00, with in the Agriculture (AG) district. 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, Scott Hizer, entertained a motion to adjourn the June 8, 2022 Fulton County Board of Zoning Appeals meeting. Seth Wilson moved to adjourn the June 8, 2022 Fulton County Board of Zoning Appeals meeting at 7:15 P.M. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Seth Wilson, and Scott Hizer, being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST:

Kim Gard, Administrative Secretary

Docket #220334
Anthony Jacobson and Sarah Smith
Special Exception

Anthony Jacobson and Sarah Smith (#220334) are requesting a special exception to allow the production, processing, and selling of agricultural products and a storefront, on property located at 1983 N 300 W within the Agricultural (AG) District.

Mr. Jacobson and Ms. Smith would like to freeze-dry and sell produce from their farm, as well as, butcher and sell chickens. They would like to utilize an existing 23' x 40' building. The drive and parking area will be concrete. The hours of operation would be daily 4 pm to 9 pm, but may vary depending on production demands. There will be one full-time and one part-time employee. There will be no deliveries, as they will be using their own produce grown on their farm or brought in by Mr. Jacobson and Ms. Smith. There is an existing sign on the property.

Health Department approval is required for the business, as well as, the bathroom.

The request is for a special exception to allow the production, processing, and selling of agricultural products and a storefront, on property located at 1983 N 300 W within the Agricultural (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 Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Anthony Jacobson & Sarah Smith
#220334

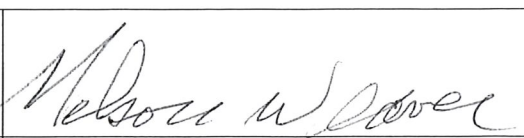


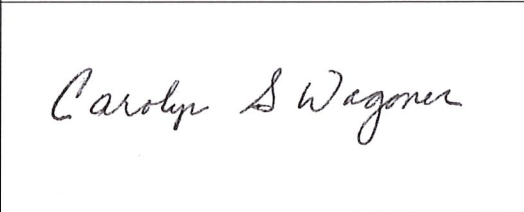
Located at: 1983 N 300 W Rochester, IN

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
Wisely Mark 2/5 & 1/6 of 3/5 & 5/6 of 3/5 Wisely Mark B & Showley J.D. 1621 N 300 West Rochester, IN 46975	GC ✓
LE 1/2 Wisely Phyllis E; Wiseley Mark B 7/10 & Showley J.D. 3/10 T/C 21697 Horton Road Sheridan, IN 46069	Phyllis Wisely
Malott Roscoe H: TOD Brown Lisa K 1725 N 300 W Rochester, IN 46975	Roscoe H Malott Tina M Malott
Thomas & Kathryn Holmes 1707 N 300 W Rochester, IN 46975	Kathryn Holmes
Matthew J & Rachel K Woods 7872 W 200 N Rochester, IN 46975	Matthew Woods
Jason L & Melinda A Owens 1912 N 300 W Rochester IN 46975	Jason Owens

<p>Nelson E & Video A Weaver 3121 W 200 N Rochester, IN 46975</p>	
<p>Kevin D Smith Revocable Trust 4107 W 100 N Rochester, IN 46975</p>	<p>GC ✓</p>
<p>Ketcham Angela L & Baker Eugene W Jt Ten W/R Surv 3080 W 200 N Rochester, IN 46975</p>	
<p>Overmyer Stephen A 1/2 and Castleman Loyd & Castleman Anita Rev Living Trust 1/2 4008 N Old US 31 Rochester, IN 46975</p>	<p>GC ✓</p>
<p>Dustin D Zellers 2772 W 200 N Rochester, IN 46975</p>	
<p>Wagoner James D & Wagoner Carolyn S Joint Trust 1612 N 300 W Rochester, IN 46975</p>	
<p>Owens Lawrence G & Sandra K Owens Joint Trust 1321 W 250 S Rochester, IN 46975</p>	<p>GC ✓</p>
<p>Ravencroft Thomas A Declaration of Trust dated May 18, 1984; Ravencroft Thomas A, Trustee 1/2 & Blue 2603 West State Road 14 Rochester, IN 46975</p>	<p>GC ✓</p>



Fee Summary Paid Totals

06/01/2022 - 06/30/2022

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	\$1,622.80	25
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$481.99	25
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$200.00	5
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	\$29.40	1
			\$2,574.19	58

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$52.22	3
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$180.00	6
B-2. CITY OF		1001.20302.000.0036	\$100.00	5

ROCHESTER ELECTRICAL PERMIT				
			\$332.22	14

Group Total: 3

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$700.00	4
ZO. LIP		1001.20303.000.0036	\$1,800.00	36
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$300.00	2
ZO. Solar Array- Small		1001.20303.000.0036	\$160.00	2
			\$2,960.00	44

Group Total: 4

			\$5,866.41	116
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Total Records: 12

7/5/2022

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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

06/01/2022 - 06/30/2022

Fee Date	Account Number	Contractor Name	Fee Name	Paid By	Fee Amount	Payment Type	Payment Date	Receipt #
6/16/2022	1001.20302.000.0036	Shaum Electric	Electrical Registration Fee	Applicant	10.00	Check	6/16/2022	145
					10.00			

Total Records: 1

7/5/2022

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