

***FULTON COUNTY***  
***AREA PLAN COMMISSION***  
FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
AUGUST 22, 2022  
7:00 P.M.

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**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:**  
JULY 25, 2022

**PUBLIC COMMENT**  
(Not to pertain to Agenda Items)

**OLD BUSINESS**

**NEW BUSINESS:**  
Steven Skidmore Primary Plat (220490)  
Steven Skidmore Secondary Plat (220491)

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY AREA PLAN COMMISSION  
JULY 25, 2022

**FULTON COUNTY  
AREA PLAN COMMISSION**

**MONDAY, JUNE 29, 2022**

**7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:  
JUNE 29, 2022**

**PUBLIC COMMENT  
(Not to pertain to Agenda Items)**

**OLD BUSINESS**

**NEW BUSINESS:**  
Public hearing for Proposed Amendments of:  
Zoning ordinance  
Sub-division ordinance  
Certification of Updated Comprehensive Plan

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY AREA PLAN COMMISSION**  
**JULY 25, 2022**

The Fulton County Area Plan Commission met on Monday the 25<sup>th</sup> of July 2022, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Chairperson, Randy Sutton called the meeting to order at 7:00 P.M. The following members were present: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Mark Kepler, Debbie Barts, Seth White, Crystal Weida, Adam Strasser and Randy Sutton. Also in attendance were: Board Attorney, Andy Perkins, Plan Director, Heather Redinger and Administrative Secretary, Kim Gard

IN RE: MINUTES

June 29, 2022

Randy Sutton asked for any additions, deletions or corrections to be made to the June 29, 2022 minutes. Being no corrections, Randy entertained a motion. Rick Ranstead moved to approve the June 29, 2022 minutes. Phil Miller seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

IN RE: NEW BUSINESS

Public hearing for  
Zoning Ordinance and Sub-division Ordinance Amendments and  
Certification of Updated Comprehensive Plan

Heather Redinger stated there was only one change to the proposed amendments. That change was, Mobile Home Park – cannot regulate size of mobile home. Senate enrolled act #139

She then stated all other proposed amendments, previously discussed stayed the same. She asked the Board if they would like her to read through all of the amendments. The Board did not feel she needed to.

Randy Sutton entertained a motion to open the public hearing. Debbie Barts moved to open the public hearing. Phil Miller seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

Heather then brought before that Board the completed and updated comprehensive plan. She stated she created two resolutions one for Zoning Ordinance and Sub-division Ordinance Amendments PC07252022 and one for the Comprehensive Plan PC07252022A.

Randy asked if anyone would like to speak in favor or oppose the Zoning Ordinance and Sub-division Ordinance Amendments and the updated comprehensive plan.

Being no public comment, Randy Sutton entertained a motion to close the public hearing. Duane Border moved to close the public hearing. Phil Miller seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

Randy asked for any Board comments. Being none, he entertained a motion. Rick Ranstead moved to make a favorable recommendation to the Fulton County Commissioners regarding the Zoning Ordinance and Sub-division Ordinance Amendments PC07252022. Seth White seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

**FULTON COUNTY AREA PLAN COMMISSION**  
**JULY 25, 2022**

Randy asked for any Board comments. Being none, he entertained a motion. Rick Ranstead moved to make a favorable recommendation to the Fulton County Commissioners regarding the updated comprehensive plan PC07252022A. Ruth Gunter seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

Heather then brought before the board, Attorney, Andy Perkins, is requesting an increase his retainer from \$14,000 to \$15,000 and his hourly rate from \$180 an hour to \$225 an hour. She needs approval prior to turning in budget to the council.

Randy entertained a motion. Rick Ranstead moved to approve Board Attorney, Andy Perkins pay increase. Duane Border seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

IN RE:           PLAN DIRECTOR REPORT

IN RE:           BOARD COMMENTS

IN RE:           ADJOURNMENT

With no further business to come before the Board, Randy Sutton entertained a motion to adjourn the July 25, 2022 meeting. Crystal Weida moved to adjourn the July 25, 2022 Fulton County Area Plan Commission Board at 7:20 P.M. Duane Border seconded the motion. Motion carried as follows: Phil Miller, Gloria Carvey, Duane Border, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Seth White, Crystal Weida, and Adam Strasser being in favor and no one opposing.

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Kim Gard, Administrative Secretary

**Docket #PC 220490 & 220491**  
Steven Skidmore  
Primary and Secondary Plat Approval  
Suburban Residential District

**Primary Plat and Secondary Plat Approval Request**

Steven Skidmore is requesting the approval of a primary and secondary plat application for the proposed five (5) lot subdivision, the property is located at Wabash Ave (009-119157-03), Rochester containing approximately 7.8500 acres.

**Current Zoning**

Suburban Residential District

**Procedure**

1. The petitioner obtains Drain Board approval on the Primary Plat from the Fulton County Drain Board.
2. The petitioner obtains Primary Plat approval with or without conditions from the Fulton County Plan Commission.
3. The petitioner obtains Secondary (final) Plat approval from the Fulton County Plan Commission after meeting all conditions of the Primary Plat approval (if any).

**Adjacent Uses**

Industrial Park/Manufacturing

In its review of subdivision plats, the Plan Commission shall consider the following criteria:

- A. The degree to which the application and plat meets the criteria for plat approval set forth in the Subdivision Control Ordinance and as determined by the reports of the Plan Director, Fulton County Surveyor and the Fulton County Drainage Board.*
- B. Consistency with the goals and objectives of the Comprehensive Plan.*
- C. Consistency with the intent of the zoning district in which it is located.*
- D. The presence or absence of any exceptions to the development standards for the zoning district in which it is located, any general development standards, site design and improvement standards; as evidenced by the listing of any exceptions in the primary plat application.*
- E. The presence or absence of any protective covenant for the subdivision which would alter its impact from what would typically be permitted in the zoning district in which it is located; as evidenced by the inclusion of any covenants in the primary plat application.*

**Recommendations**

**Primary Plat and Secondary Plat**

The proposed subdivision has 7.85 acres and will be split into five (5) lots, each lot will be approximately 1.58 acres with one lot being approximately 1.59 acres.

The proposed subdivision complies with all of the Fulton County Zoning Ordinances and Fulton County Subdivision Control Ordinances. I do not, at this time, see a reason to deny this application for a primary plat. Nor do I see a reason to deny the secondary (final) plat, if the primary plat is approved without conditions.

# SKIDMORE ADDITION SECTION 7

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA.

## LEGEND

- MAGNAIL W/ WASHER FOUND (WHITE)
- MAGNAIL W/ WASHER SET (WHITE)
- △ #5 STEEL REBAR FOUND (NO CAP)
- #5 STEEL REBAR WITH CAP (WHITE) SET
- ⊙ SECTION CORNER MONUMENT

## LEGAL DESCRIPTION-

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AS EVIDENCED BY AN EXISTING RAILROAD SPIKE LOCATED IN THE CENTER OF WABASH ROAD; THENCE NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST (BEARING ASSUMED), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 16.50 FEET TO A MAGNAIL WITH WASHER MARKING THE NORTHEAST CORNER OF A PROPERTY DESCRIBED IN INSTRUMENT #200800801447, SAID MAGNAIL BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID PROPERTY, 182.26 FEET TO THE EAST LINE OF THE NICKEL PLATE TRAIL; THENCE NORTH 34 DEGREES 04 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE NICKEL PLATE TRAIL, 1050.39 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 50 SECONDS EAST (THROUGH A REBAR WITH CAP (WHITE) BEING 40' EAST ON SAID LINE), 302.42 FEET TO A MAGNAIL WITH WASHER ON THE CENTERLINE OF WABASH AVENUE; THENCE SOUTH 36 DEGREES 35 MINUTES 07 SECONDS EAST, ALONG THE CENTER OF SAID ROAD, 895.00 FEET TO A STEEL REBAR FOUND ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG SAID LINE, 334.76 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 7.91 ACRES, MORE OR LESS.

## PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, AND AFTER PROPER NOTICE OF PUBLIC HEARING WAS PUBLISHED, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE FULTON COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE FULTON COUNTY PLAN COMMISSION AT A MEETING HELD \_\_\_\_\_

\_\_\_\_\_  
 PLAN COMMISSION OFFICER

\_\_\_\_\_  
 PLAN COMMISSION OFFICER

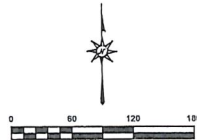
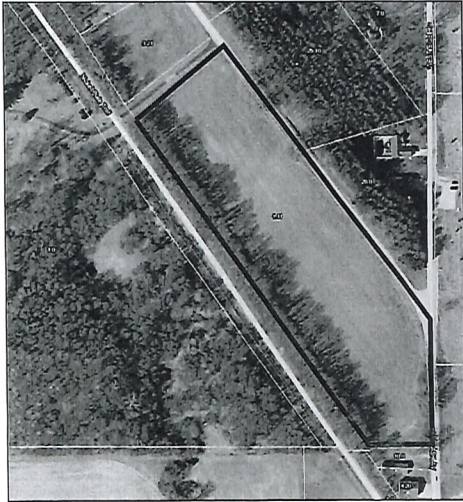
VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY \_\_\_\_\_ 20\_\_

## NOTES:

1. NO NEW ROADS TO BE ESTABLISHED FOR THE PLAT.
2. RIGHT-OF-WAY WIDTH OF WABASH AVENUE IS 35 FEET.
3. NO RAILROADS OR RAILROAD EASEMENTS EXIST ON THIS PROPERTY.
4. NO EXISTING EASEMENTS FOUND.
5. NO PROPOSED EASEMENTS.
6. NO STORM OR SANITARY SEWER ON THIS PROPERTY. GRAVITY FLOW SYSTEM TO BE USED AS SHOWN IN THE SEPTIC ENVELOPE BASED ON SOIL BORINGS.
7. CONTOURS ESTABLISHED BENCHING OFF A POINT ESTABLISHED BY GPS ON STATE PLANE COORDINATES WITH LOCAL GEOD. ROBOTIC TOTAL STATION USED TO COLLECT DATA.
8. BUILDING SET BACK LINES ARE SHOWN. 10' SETBACKS FOR FRONT AND SIDES, 15' SETBACK FOR REAR.
9. CURRENT ZONING FOR THE PROPERTY IS SR (SUBURBAN RESIDENTIAL).
10. NO PROTECTIVE COVENANTS OR PRIVATE RESTRICTIONS TO BE INSTITUTED ON THESE LOTS.
11. DRAINAGE BOARD APPROVED THE PLAT JULY 11, 2022.

PETITIONER INFO:  
 STEVE SKIDMORE  
 3014 S WABASH RD  
 ROCHESTER, IN 46975  
 1-574-835-8070

## VICINITY MAP



Steven & Thomas Skidmore  
 Instrument #200800800934  
 N 52°32'50" E 302.42' (M)  
 15' Drainage, Utility, & Roadway Maintenance Easement

1.58± Acres  
 68890± Sq Ft  
 LOT #1

1.58± Acres  
 68836± Sq Ft  
 LOT #2

1.58± Acres  
 68860± Sq Ft  
 LOT #3

1.58± Acres  
 69012± Sq Ft  
 LOT #4

1.59± Acres  
 69335± Sq Ft  
 LOT #5

SE CORNER OF SE QUARTER  
 SECTION 16-30-3E  
 RAILROAD SPIKE FOUND  
 3" BELOW GRADE  
 POINT OF COMMENCEMENT

WESTSIDE ROAD (33' RIGHT-OF-WAY)  
 EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16-30-3E

WABASH AVENUE (35' RIGHT-OF-WAY)  
 CENTERLINE OF SAID ROAD

THE CITY OF ROCHESTER (NICKEL PLATE TRAIL)-100' RIGHT OF WAY  
 INSTRUMENT #201300576

SURVEY OF A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA

I, ANDREW M. WHITE, LICENSED LAND SURVEYOR, STATE OF INDIANA, NO. LS21200024, HAVE REVIEWED THIS PLAT AND CERTIFY THAT IT ACCURATELY REPRESENTS THE SURVEY DATA AND THAT THE CALCULATIONS AND CONTOURS ARE CORRECT. I HAVE ALSO REVIEWED THE PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I HAVE ALSO REVIEWED THE PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.



WEST WHITE SURVEYING, LLC  
 3215 SOUTH 600 WEST,  
 KEWANAWA, INDIANA 46939  
 PHONE: 574-835-8070  
 FAX: 574-835-8071  
 DATE: JAN 2024  
 SCALE: 1" = 120'  
 SHEET 1 OF 1

# SKIDMORE ADDITION SECTION 7 SECONDARY PLAT

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA.

## LEGEND

- MAGNAIL W/ WASHER FOUND (WHITE)
- MAGNAIL W/ WASHER SET (WHITE)
- △ #5 STEEL REBAR FOUND (NO CAP)
- #5 STEEL REBAR WITH CAP (WHITE) SET
- ⊕ SECTION CORNER MONUMENT

### LEGAL DESCRIPTION-

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AS EVIDENCED BY AN EXISTING RAILROAD SPIKE LOCATED IN THE CENTER OF WABASH ROAD; THENCE NORTH 00 DEGREES 27 MINUTES 48 SECONDS WEST (BEARING ASSUMED), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 16.50 FEET TO A MAGNAIL WITH WASHER MARKING THE NORTHEAST CORNER OF A PROPERTY DESCRIBED IN INSTRUMENT #200800801447, SAID MAGNAIL BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 55 MINUTES 27 SECONDS 04 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE NICKEL PLATE TRAIL, 1050.39 FEET; THENCE NORTH 34 DEGREES 04 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE NICKEL PLATE TRAIL, 1050.39 FEET; THENCE NORTH 52 DEGREES 32 MINUTES 50 SECONDS EAST (THROUGH A REBAR WITH CAP (WHITE) BEING 40' EAST ON SAID LINE), 302.42 FEET TO A MAGNAIL WITH WASHER ON THE CENTERLINE OF WABASH AVENUE; THENCE SOUTH 36 DEGREES 35 MINUTES 07 SECONDS EAST, ALONG THE CENTER OF SAID ROAD, 895.00 FEET TO A STEEL REBAR FOUND ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG SAID LINE, 334.76 FEET TO THE POINT OF BEGINNING, SAID AREA CONTAINING 7.91 ACRES, MORE OR LESS.

### NOTES:

NATIONAL FLOOD INSURANCE PROGRAM CERTIFICATE:  
 THIS PARCEL OF LAND IS NOT IN A DESIGNATED FLOOD HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP DESIGNATED COMMUNITY PANEL NUMBER 18070-005-D WITH AN EFFECTIVE DATE OF JULY 3, 1985, AND PUBLISHED JOINTLY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THE FEDERAL INSURANCE ADMINISTRATION.

DEDICATION CERTIFICATE:  
 WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.  
 SKIDMORE ADDITION SECTION 7  
 CONSISTING OF 5 LOTS AND CONTAINING 7.91 ACRES.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF FULTON COUNTY, INDIANA ZONING ORDINANCE OF CURRENT ADOPTION.  
 (SETBACKS ARE SHOWN ON PLAT)  
 WITNESS OUR HANDS AND SEALS THIS 18 DAY OF JULY 14, 2022.

*Steven Skidmore*  
 STEVEN SKIDMORE  
 3014 SOUTH WABASH ROAD  
 ROCHESTER, IN 46975  
 STATE OF INDIANA )  
 COUNTY OF FULTON )

**SAMANTHA HYDE**  
 My Commission Expires  
 February 15, 2030  
 Commission Number NP0739208  
 Fulton County

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED  
 STEVEN SKIDMORE  
 WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF JULY, 2022.  
*Samantha Hyde*  
 NOTARY PUBLIC  
 COUNTY OF RESIDENCE- FULTON  
 MY COMMISSION EXPIRES 2-15-2030

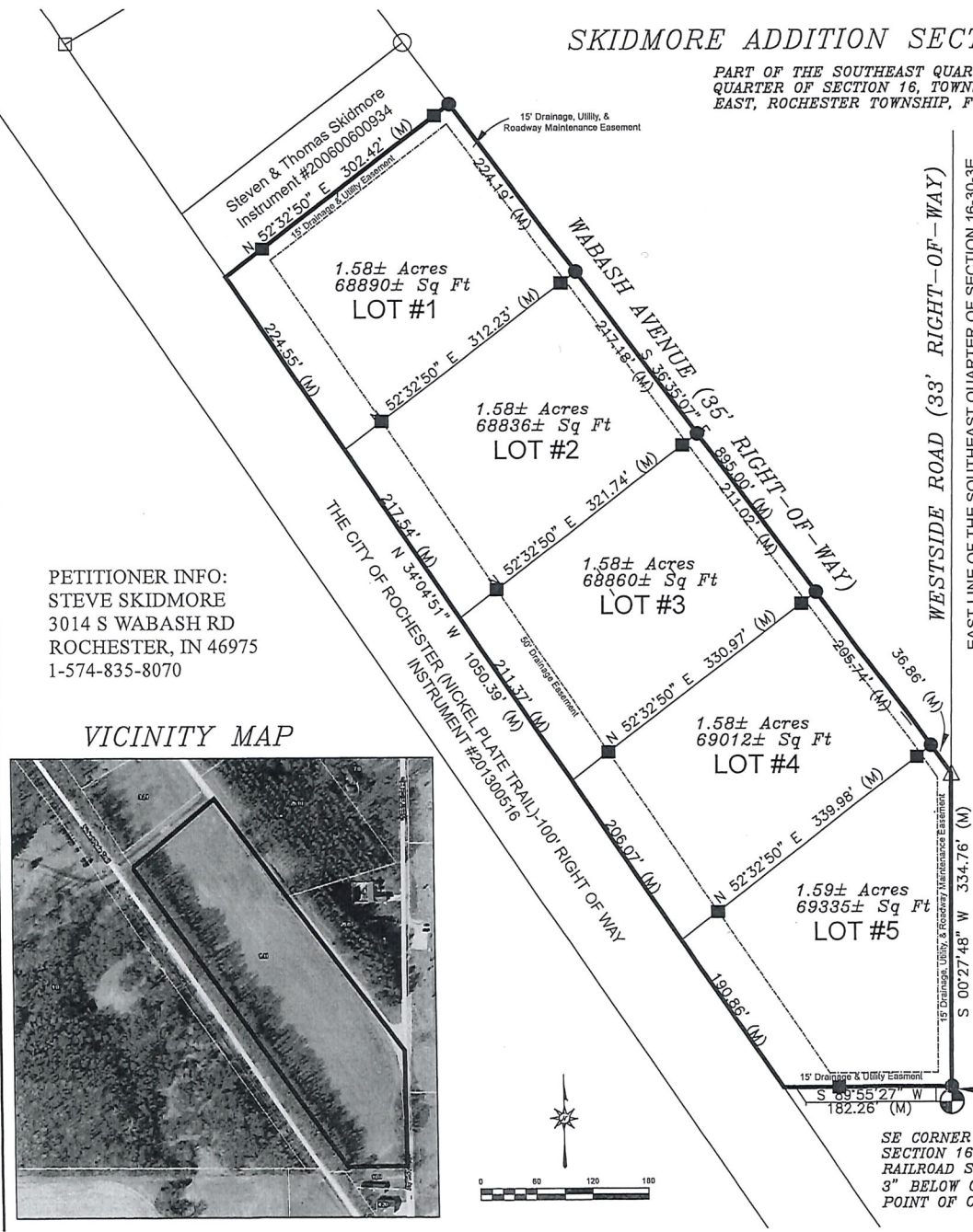
PRIMARY APPROVAL  
 APPROVED BY THE ROCHESTER PLAN COMMISSION AT A MEETING HELD AUGUST 22, 2022.

SECONDARY (FINAL) APPROVAL:  
 ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY (FINAL) APPROVAL.  
 APPROVED BY THE ROCHESTER PLAN COMMISSION HELD AUGUST 22, 2022.

PLAN COMMISSION MEMBER \_\_\_\_\_  
 PLAN COMMISSION MEMBER \_\_\_\_\_

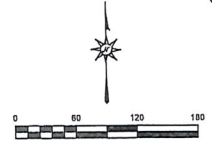
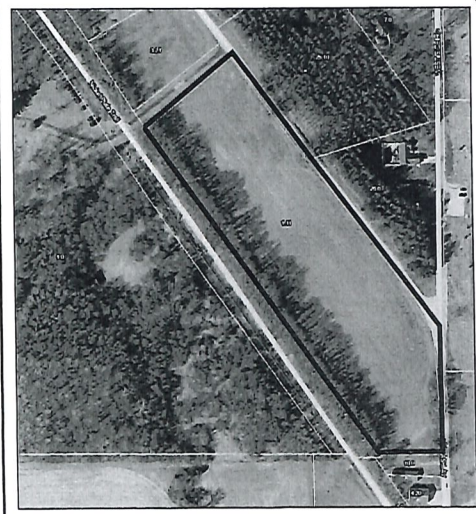
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11. DRAINAGE BOARD APPROVED THE PLAT JULY 11, 2022.



PETITIONER INFO:  
 STEVE SKIDMORE  
 3014 S WABASH RD  
 ROCHESTER, IN 46975  
 1-574-835-8070

### VICINITY MAP



SE CORNER OF SE QUARTER  
 SECTION 16-30-3E  
 RAILROAD SPIKE FOUND  
 3" BELOW GRADE  
 POINT OF COMMENCEMENT

SURVEY OF A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 30 NORTH, RANGE 3 EAST, ROCHESTER TOWNSHIP, FULTON COUNTY, INDIANA

I HEREBY CERTIFY THAT I AM AN ACTIVE AND IN GOOD STANDING MEMBER OF THE SURVEYORS ASSOCIATION OF INDIANA AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF INDIANA. I HAVE REVIEWED THIS PLAT AND IT ACCURATELY REPRESENTS THE SURVEY DESCRIBED THEREIN. I HAVE REVIEWED THE INSTRUMENT ACCOMPANYING THIS PLAT AND IT ACCURATELY REPRESENTS THE SURVEY DESCRIBED THEREIN.

I, **ANDREW WHITE**, Notary Public for the State of Indiana, do hereby certify that **STEVEN SKIDMORE** is a duly qualified and licensed Surveyor in the State of Indiana. My Commission Expires **2-15-2030**.

DATE: JULY 14, 2022  
 SCALE: AS SHOWN  
 SHEET 1 OF 1

## 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 a Primary Plat Approval Before the Fulton County Area Plan Commission supplied to you by the applicant of said public hearing,

Steven Skidmore,  
Docket #PC 220490 & 220491

Located at: Wabash Ave. and Westside Road Rochester, IN 46975

***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 |
|--|--|-----------|
| ✓ Michael A Houser   | 2892 Wabash Ave.<br>Rochester, IN 46975    | ✓         |
| ✓ Carl C & Rose J<br>VanMeter  | 3357 Wabash Avenue<br>Rochester, IN 46975  | ✓         |
| ✓ Travis O & Stephanie<br>Jones  | 2864 Wabash Ave.<br>Rochester, IN 46975    | FC        |
| ✓ LE Penny M Clemons;<br>Darrell W Clemons,<br>Donald J Clemons, &<br>Linnea C Holland | 2842 Wabash Ave.<br>Rochester, IN 46975    | FC        |
| ✓ Samuel J & Jennifer L<br>Shank   | 2854 Westside Rd.<br>Rochester, IN 46975   | ✓         |
| ✓ Delman R Cole  | 2826 Westside Drive<br>Rochester, IN 46975 | ✓         |
| ✓ Terry L & Charlene J<br>Harrison   | 1309 Lakeview Bend<br>Rochester, IN 46975  | ✓         |
| ✓ Dwight P & Sally R<br>Dunwoody   | 2989 Wabash Ave<br>Rochester, IN 46975     | FC        |
| ✓ Earl E Jr & Pia Cannedy  | PO Box 313<br>Rochester, IN 46975          | ✓         |
| ✓ Violet Michelle Nault  | P.O. Box 794<br>Rochester, IN 46975        | ✓         |
|  |  |           |



|  |   |   |    |
|--|---|---|----|
| ✓ Kevin K & Connie S Jones   | 2845 Wabash Avenue<br>Rochester, IN 46975                 |   | FC |
| ✓ Sauberlich Family Trust  | 3402 S Wabash Ave<br>Rochester, IN 46975                  | ✓ |    |
| ✓ Richard D & Penny L Pike   | 2760 Big Hills Dr<br>Rochester, IN 46975                  | ✓ |    |
| ✓ Cory & Brandi Winn   | 2792 Wabash Ave<br>Rochester, IN 46975                    |   | FC |
| ✓ Rick & Penny Ruppert   | 2781 Big Hills Dr<br>Rochester, IN 46975                  | ✓ |    |
| ✓ Rochester Telephone Co Inc   | 117 W 8th St<br>Rochester, IN 46975                       | ✓ |    |
| ✓ Brian K & Deanna M VandenBossche   | 2100 Goose Pond Road<br>Rochester, IN 46975               | ✓ |    |
| ✓ State Of Indiana<br>Department Of Natural Resources  | 402 W Washington St Rm<br>W255a<br>Indianapolis, IN 46204 |   | FC |
| ✓ Mark Neher   | 4754 E Co Rd 75 N<br>Logansport, IN 46947                 | ✓ |    |
| ✓ Mark H & Lois J Schoop   | 215 Ridge Rd<br>Munster, IN 46321                         | ✓ |    |
| ✓ Chase Nedrow Industires, Inc   | PO Box 930313<br>Wixom, MI 48393                          | ✓ |    |
| ✓ Nickel Plate Trail Incorporated  | PO Box 875<br>Peru, IN 46970                              | ✓ |    |
| ✓ The City of Rochester  | 320 Main St<br>Rochester, IN 46975                        | ✓ |    |
| ✓ Richard A Smith  | 3392 S Wabash Ave<br>Rochester, IN 46975                  |   | FC |
| ✓ Kenneth R Coleman  | 1725 Gregory Farm<br>Village<br>Rochester, IN 46975       | ✓ |    |
| ✓ Chaneigh M Carr; TOD<br>Gregory M Carr & Teri L  | 2723 Westside Rd.<br>Rochester, IN 46975                  | ✓ |    |
| ✓ M Darin & N Sue Beeker   | 2440 Westside Rd<br>Rochester, IN 46975                   |   | FC |
| ✓ Jeffrey W & Sabrina L Klinkhafner  | 2473 Westside Drive<br>Rochester, IN 46975                |   | FC |
| ✓ Gary E Lakotich  | 2589 Westside Drive<br>Rochester, IN 46975                | ✓ |    |
| ✓ Tracy Overmyer   | 591 Apache Dr<br>Rochester, IN 46975                      | ✓ |    |
| ✓ LE Karmin J.B. Reeves<br>Kellee Karmin Skouby,<br>Phillip Lee Jr. Fields &<br>Troy Frederick Fields<br>T/C | 2006 Adminrals Court<br>Rochester, IN 46975               | ✓ |    |
|  |   |   |    |

|   |   |   |    |
|---|---|---|----|
| ✓ | TOD Thomas G Evans,<br>Mark A & Kathleen M<br>Evans               | 2879 Hickory Lane<br>Rochester, IN 46975                                | ✓  |
| ✓ | John L & Sue A Cash<br>Revocable Living Trust                     | 2913 Hickory Lane<br>Rochester, IN 46975                                | ✓  |
| ✓ | Larry L & Ruth Ann<br>Hunter<br>TOD David & Hunter<br>Tommy L T/C | 2941 Hickory Lane<br>Rochester, IN 46975                                | ✓  |
| ✓ | Isa Dikit Kendall   | 2396 Westside Rd<br>Rochester, IN 46975                                 | ✓  |
| ✓ | Peter E Roberts   | 2400 Westside Rd<br>Rochester, IN 46975                                 | ✓  |
| ✓ | Lynch Revocable Trust   | 2406 West Side Rd<br>Rochester, IN 46975                                | ✓  |
| ✓ | State Of Indiana  | %INDOT-AP<br>100 N Senate Ave Room<br>N758-RE<br>Indianapolis, IN 46204 | FC |
|   |   |   |    |
|   |   |   |    |
|   |   |   |    |

38  
Total

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# Fee Summary Paid Totals

07/01/2022 - 07/31/2022

| 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 | \$2,138.20        | 20         |
| A. County, Akron, & Town of Fulton Residential - Permit Fee      |                             | 1001.20301.000.0036 | \$748.74          | 20         |
| 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 | \$160.00          | 2          |
| A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee       |                             | 1001.20301.000.0036 | \$25.00           | 2          |
|  |                             |                     | <b>\$3,151.94</b> | <b>46</b>  |

**Group Total: 5**

**Group: 1001.20302.000.0036**

|   |                             |                     |          |    |
|---|-----------------------------|---------------------|----------|----|
| B. City of Rochester Residential Permit Fee       |                             | 1001.20302.000.0036 | \$152.50 | 11 |
| B-1. City of Rochester Residential-Inspection Fee | Enter Number of Inspections | 1001.20302.000.0036 | \$380.00 | 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 | \$20.00         | 2         |
| B-4. City of Rochester COMMERCIAL-Inspection Fee |  | 1001.20302.000.0036 | \$60.00         | 2         |
| B-5. City of Rochester Residential-Renewal       |  | 1001.20302.000.0036 | \$5.00          | 1         |
|  |  |                     | <b>\$657.50</b> | <b>28</b> |

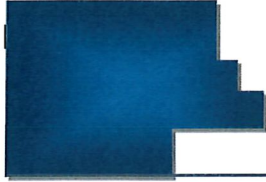
**Group Total: 6****Group: 1001.20303.000.0036**

|  |                      |                     |                   |           |
|--|----------------------|---------------------|-------------------|-----------|
| BZA. Development Standard Variance                 |                      | 1001.20303.000.0036 | \$700.00          | 4         |
| BZA. Special Exception                             |                      | 1001.20303.000.0036 | \$175.00          | 1         |
| PC. County Residential Primary Plat                | Enter number of lots | 1001.20303.000.0036 | \$750.00          | 1         |
| PC. Residential Secondary Plat - All Jurisdictions |                      | 1001.20303.000.0036 | \$100.00          | 1         |
| ZO. LIP  |                      | 1001.20303.000.0036 | \$1,550.00        | 31        |
| ZO. Signs  | Enter Square Feet    | 1001.20303.000.0036 | \$222.00          | 1         |
| ZO. Site Plan Review - TRC                         |                      | 1001.20303.000.0036 | \$175.00          | 1         |
| ZO. Solar Array- Small                             |                      | 1001.20303.000.0036 | \$80.00           | 1         |
|  |                      |                     | <b>\$3,752.00</b> | <b>41</b> |

**Group Total: 8**

|  |  |  |                   |            |
|--|--|--|-------------------|------------|
|  |  |  | <b>\$7,561.44</b> | <b>115</b> |
|--|--|--|-------------------|------------|

**Total Records: 19****8/1/2022****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] Fc

07/01/2022 - 07/31/2022

| Fee Date  | Account Number      | Contractor Name                 | Fee Name                    | Paid By   | Fee Amount | Payment Type | Payment Date | Receipt # |
|-----------|---------------------|---------------------------------|-----------------------------|-----------|------------|--------------|--------------|-----------|
| 7/25/2022 | 1001.20302.000.0036 | Gen X Electrical Solutions, LLC | Electrical Registration Fee | Applicant | 10.00      | Check        | 7/25/2022    | 148       |
| 7/5/2022  | 1001.20302.000.0036 | Herrman & Goetz, INC.           | Electrical Registration Fee |           | 10.00      | Check        | 7/5/2022     | 146       |
| 7/19/2022 | 1001.20302.000.0036 | DG Electric                     | Electrical Registration Fee | Applicant | 10.00      | Check        | 7/19/2022    | 147       |
|           |                     |                                 |                             |           | 30.00      |              |              |           |

Total Records: 3

8/1/2022

Page: 1 of 1