

***TOWN OF AKRON
BOARD OF ZONING APPEALS***

AKRON TOWN HALL
OCTOBER 27, 2022
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

JULY 28, 2022

OLD BUSINESS:

NEW BUSINESS:

DeLynn & Lori Geiger (#220686)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**TOWN OF AKRON BOARD OF ZONING APPEALS
JULY 28, 2022**

**TOWN OF AKRON
BOARD OF ZONING APPEALS**

THURSDAY JULY 28, 2022

**7:00 P.M.
AKRON TOWN HALL**

CALL TO ORDER

**BOARD OF ZONING APPEALS MINUTES
FOR:
JANUARY 27, 2022**

OLD BUSINESS:

NEW BUSINESS:
David Bussard (#220354)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

TOWN OF AKRON BOARD OF ZONING APPEALS
JULY 28, 2022

The Town of Akron Board of Zoning Appeals met on Thursday the 28th day of July 2022, at 7:00 P.M. in the Akron Town Hall. Chairperson, Ryan Adams called the meeting to order at 7:00 P.M. The following members were present: Cathy Miller, Chad Corbett, Crystal Weida and Ryan Adams. Also in attendance were: Executive Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted David Leininger was absent.

IN RE: MINUTES

January 28, 2022

Chairperson, Ryan Adams asked for any additions, deletions, or corrections to be made to the January 28, 2022 minutes. Being none, Crystal Weida moved to approve the January 28, 2022 Town of Akron Board of Zoning Appeals minutes as written. Cathy Miller seconded the motion. Motion carried as follows, Chad Corbett, Crystal Weida, Cathy Miller and Ryan Adams being in favor and no one opposing.

IN RE: NEW BUSINESS

David Bussard (#220354)

David Bussard (#220354) is requesting development standard variance of 5' off the side yard setback for the purpose of a detached garage, within the Residential Cluster (R1) District located at 314 W Walnut St., Akron, IN.

In the R1 district, the side yard setback for an accessory structure is 5'. Mr. Bussard would like construct a 28' x 36' garage on the east side of his lot. The proposed garage would sit less than 1' off the east property line, which is an alleyway. There is an existing 20' x 24' garage that sits in the alleyway that would be removed. Therefore, a variance of 5' off of the side yard setback is being requested.

Ryan Adams asked if they had anything further to add.

They did not have anything at this time.

Ryan Adams asked for any Board questions. Being none, he then entertained a motion to open public hearing. Crystal Weida moved to open public hearing. Chad Corbett seconded the motion. Motion carried as follows Chad Corbett, Crystal Weida, Cathy Miller and Ryan Adams being in favor and no one opposing.

Ryan Adams asked if anyone would like to speak in favor or oppose the petition.

There was a neighbor present to inquire as to where Mr. Bussard was placing the new detached garage.

Heather showed them where the current detached garage is located and where the proposed detached garage will be located.

Being no further comments, Ryan Adams then entertained a motion to close public hearing. Cathy Miller moved to close public hearing. Crystal Weida seconded the motion. Motion carried as follows Chad Corbett, Crystal Weida, Cathy Miller and Ryan Adams being in favor and no one opposing.

Ryan Adams asked for any Board questions or comments.

Being no further questions he then entertained a motion regarding the petition. Chad Corbett moved to approve David Bussard (#220354) is requesting development standard variance of 5' off the side yard

TOWN OF AKRON BOARD OF ZONING APPEALS
JULY 28, 2022

setback for the purpose of a detached garage, within the Residential Cluster (R1) District located at 314 W Walnut St., Akron, IN. Crystal Weida seconded the motion.

The Board members then proceeded to fill out their Findings of Fact Forms. The Administrative Secretary, Kim Gard, conducted a roll call vote:

Chad Corbett	Yea
Crystal Weida	Yea
Cathy Miller	Yea
Ryan Adams	Yea

The motion to approve, David Bussard (#220354) is requesting development standard variance of 5' off the side yard setback for the purpose of a detached garage, within the Residential Cluster (R1) District located at 314 W Walnut St., Akron, IN. Passed with four votes being in favor no one opposing.

IN RE: PLAN DIRECTOR'S REPORT

Being no further business to come in front of the Board of Zoning Appeals, Ryan Adams, entertained a motion to adjourn the July 28, 2022 Town of Akron Board of Zoning Appeals meeting. Crystal Weida moved to adjourn the July 28, 2022 Town of Akron Board of Zoning Appeals meeting at 7:15 p.m. Chad Corbett seconded the motion. Motion carried as follows Chad Corbett, Crystal Weida, Cathy Miller and Ryan Adams being in favor and no one opposing.

TOWN OF AKRON BOARD OF ZONING APPEALS

ATTEST: _____
Kim Gard, Administrative Secretary

Docket #220686
DeLynn & Lori Geiger
Special Exception

DeLynn & Lori Geiger (#220686) is requesting a special exception to operate a coffee shop and event venue, on property located 306 E Rochester St, Akron IN, within the Residential (R1) District.

Mr. & Mrs. Geiger would like to utilize a historic home that was built in 1925. The home has approximately 3264 square feet. The first floor is approximately 1140 square feet to accommodate the coffee shop. The proposed start up hours of operation would be 6:30 AM to 11 AM or 12 PM Saturday mornings possible increase in hours as needed around holidays and into the spring of 2023, with approximately 4-5 employees with public restrooms. There are two paved driveways available at 306 & 307 E Rochester St. There is additional parking along W Rochester St. and Maple St. Deliveries will be Fed-Ex and UPS 2-3 per week. The office is located across the street at 307 E Rochester St. Signs will be located on the house. Banners such as "OPEN" will be used. There is no permanent sign planned for the yard.

The request is for a special exception to operate a coffee shop and event venue, on property located 306 E Rochester St, Akron IN, within the Residential (R1) 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 A Special Exception Before the Town of Akron Board of Zoning Appeals supplied to you by the applicant of said public hearing,

DeLynn & Lori Geiger
#BZA 220686

Located at: 306 E. Rochester Street, Akron, 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
Diana Arroyo	225 E Walnut St Akron, IN 46910	<i>Diana Arroyo</i>
Elias & Josefina Jimenez	PO Box 695 <i>303 E Walnut</i> Akron, IN 46910	
Jesse P & Renee K Shultz	PO Box 206 Akron, IN 46910	<i>Renee K Shultz</i>
Penny Dzidzayi	308 E Rochester St Akron, IN 46910	<i>Juan Jimenez</i>
Randall & Christine Moyer	309 E Rochester St Akron, IN 46910	<i>Rand J Moyer</i>
Franciso Ramirez c/o Baca Jesus	P O BOX 832 <i>302 E. Rochester</i> Akron, IN 46910	<i>Josue Baca</i>

SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

What is the proposed project or business, and where will it be located?

The startup of The Grounded Coffee House
- Initially at 306 East Rochester Street, Akron,

What are the proposed hours of operation?

Initially, Saturdays mornings 6:30 - 11:00 AM
or Noon
Monday around holidays and possibly
in the spring of 2023.

How many employees?

4-5 - will be based on need

Will there be a restroom facilities and has Health Department approval been obtained?

Yes there is a restroom facility
We have been working beside the Health Department
from the start.

Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?

We have two paved drives available at
306 + 307 East Rochester Street. There is additional
Room for parking along Rochester, West and Maple Streets.

How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?

We expect a couple of deliveries via
UPS or Fed Ex per week.

Will an existing structure be utilized for the project/business or is a new structure proposed? What are the dimensions of the existing or new structure? The historic home was built in 1925.

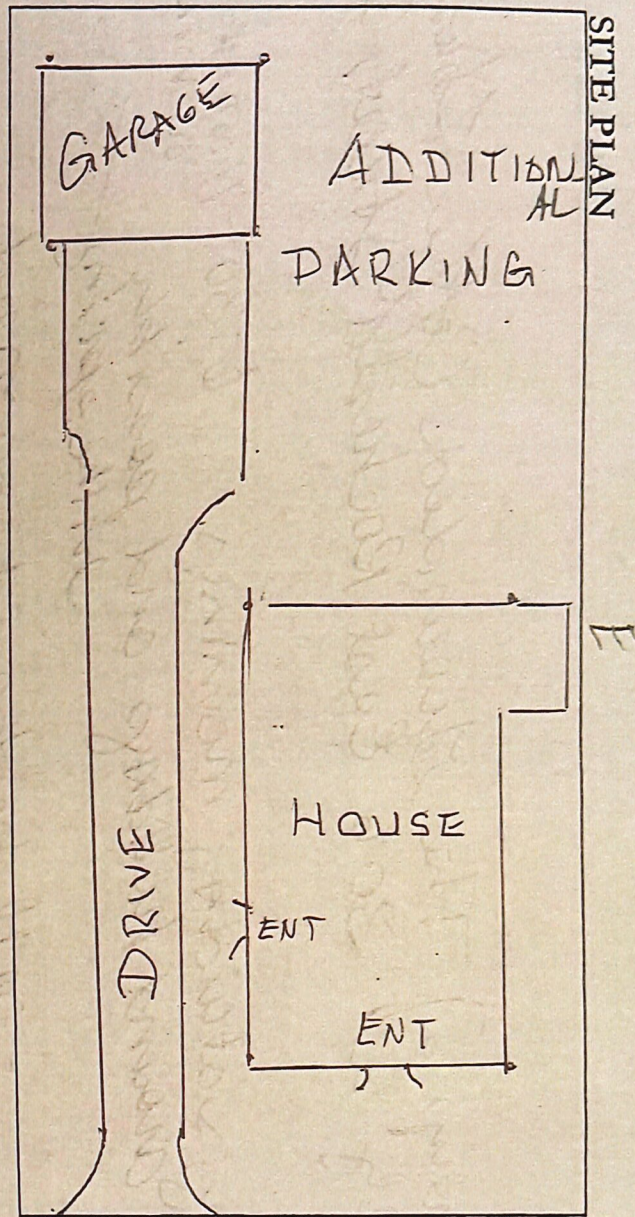
There is an existing structure with 3,264 sq ft.
Approximately 1140 square feet on the first floor
will be used for coffee shop

Will there be an office located in the structure for the project/business?

The office is located across the street
at 307 E. Rochester Street, Akron.

Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?

Signs will be located on the house/
Banners such as "OPEN" will be used.
No permanent sign planned for
yard.



SITE PLAN

GARAGE

ADDITIONAL

PARKING

DRIVE

HOUSE

ENT

ENT

N

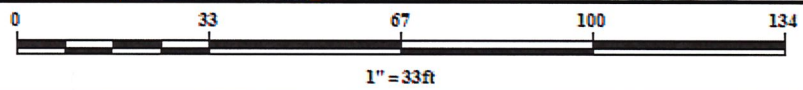
E

S

Rochester Street



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





Fee Summary Paid Totals

09/01/2022 - 09/30/2022

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	\$2,687.30	20
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$666.48	20
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	\$928.96	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$720.00	2
			\$5,122.74	47

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$375.00	11
B-1. City of Rochester Residential-	Enter Number of Inspections	1001.20302.000.0036	\$382.20	11

Inspection Fee				
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$60.00	3
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$22.50	2
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$120.00	2
			\$959.70	29

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$350.00	2
BZA. Special Exception		1001.20303.000.0036	\$350.00	2
ZO. LIP		1001.20303.000.0036	\$1,500.00	30
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$96.00	1
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$80.00	1
			\$2,551.00	37

Group Total: 6

			\$8,633.44	113
--	--	--	-------------------	------------

Total Records: 16

10/4/2022

Page: 1 of 1