

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
OCTOBER 24, 2022
7:00 P.M.

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
AUGUST 22, 2022

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Peterson & Waggoner/Dan Belcher/Belcher Trust (#220667)

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
AUGUST 22, 2022

FULTON COUNTY
AREA PLAN COMMISSION

MONDAY, AUGUST 22, 2022

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
JULY 29, 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
AUGUST 22, 2022

The Fulton County Area Plan Commission met on Monday the 22nd of August 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, Ruth Gunter, Cathy Miller, Rick Ranstead, Mark Kepler, Debbie Barts, Crystal Weida, and Randy Sutton. Also in attendance were: Board Attorney, Andy Perkins, Plan Director, Heather Redinger and Administrative Secretary, Kim Gard

It is duly noted Duane Border, Seth White, Gloria Carvey and Adam Strasser were absent.

IN RE: MINUTES

July 29, 2022

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

IN RE: NEW BUSINESS

Steven Skidmore Primary Plat (220490)

Steven Skidmore Secondary Plat (220491)

Steven Skidmore is requesting the approval of a primary and secondary plat application for Five (5) lot Subdivision located on Wabash Road (009-119157-03), Rochester, IN.

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

The proposed subdivision complies with all of the Rochester City Zoning Ordinances and Rochester City Subdivision Control Ordinances. The interested parties, who purchase a lot, will be required to comply with Fulton County Zoning Ordinances (i.e. necessary permits, entryway/drive placement, setbacks, size requirements, etc.).

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

Randy asked if anyone would like to speak in favor or oppose Steven Skidmore Primary Plat (220490) or Steven Skidmore Secondary Plat (220491).

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

Randy entertained a motion. Debbie Barts moved to approve Steven Skidmore Primary Plat (220490) Ruth Gunter seconded the motion. Motion carried as follows: Phil Miller, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Crystal Weida and Randy Sutton being in favor and no one opposing.

Randy entertained a motion. Debbie Barts moved to approve Steven Skidmore Secondary Plat (220491) Ruth Gunter seconded the motion. Motion carried as follows: Phil Miller, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Crystal Weida and Randy Sutton being in favor and no one opposing.

**FULTON COUNTY AREA PLAN COMMISSION
AUGUST 22, 2022**

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 August 22, 2022 meeting. Phil Miller moved to adjourn the August 22, 2022 Fulton County Area Plan Commission Board at 7:20 P.M. Debbie Barts seconded the motion. Motion carried as follows: Phil Miller, Ruth Gunter, Cathy Miller, Rick Ranstead, Debbie Barts, Crystal Weida and Randy Sutton being in favor and no one opposing.

Kim Gard, Administrative Secretary

Dan Belcher/Belcher Trust
(#220667)

Requesting to fully vacate Indian Ridge plat and partially vacate Fox Run Addition plat located on west 6th street and Sweetgum Rd. Indian Ridge contains 14 lots to be vacated. Fox Run contains 27 lots to be vacated.

Attached is the map of the platted lots.



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 Fully Vacate Plat Approval and Partial Vacate Plat Approval Before the Fulton County Area Plan Commission supplied to you by the applicant of said public hearing,
Peterson & Waggoner/Dan Belcher/Belcher Trust
Docket #PC 220667

Located at: Fox Run Addition and Indian Ridge, 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
Derrick & Kimberly Holloway	1081 Ridge Rd Rochester, IN 46975	GC
Edward C & Nancy Taylor	PO Box 186 South Webster, OH 45682	GC
Brett A & Daylene N Byers	322 Sweetgum Rd Rochester, IN 46975	GC
Warren Jr & Deborah D Tatter	1300 W 6th St Rochester, IN 46975	GC
Alexander William & Sydney Gudeman	1328 W 6th St Rochester, IN 46975	GC



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
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Total Records: 16

10/4/2022

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