

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
MONDAY JANUARY 23, 2023
7:00 P.M.

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
NOVEMBER 28, 2022

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Andrew Rossell (#220803)

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON COUNTY AREA PLAN COMMISSION
NOVEMBER 28, 2022**

**FULTON COUNTY
AREA PLAN COMMISSION**

MONDAY, NOVEMBER 28, 2022

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

CALL TO ORDER

**AREA PLAN COMMISSION MINUTES FOR:
OCTOBER 24, 2022**

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

OLD BUSINESS

NEW BUSINESS:
Fred McGlothin (#220754 & 220755)
Primary and Secondary plat
PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
NOVEMBER 28, 2022

Kim Gard, Administrative Secretary

Zone Map Amendment

Andrew Rossell is requesting a zone map amendment of property located at 7785 S SR 25, Fulton IN, 1.7 acres to be changed from Suburban Residential (SR) to Downtown Commercial (DC).

Adjoining and Adjacent Uses

Adjoining district is the Agriculture (white) and adjacent is Downtown Commercial (Teal) as shown below.



Procedure

The zoning ordinance requires a zone map amendment to be reviewed by the Plan Commission based on the Comprehensive Plan. The zone map amendment is then forwarded to the Legislative Body where they review the application, all supportive material and the Plan Commission’s recommendation.

Typically, it is stressed that a property that is rezoned can be many uses and therefore the Plan Commission needs to ensure the compatibility of all the uses within the requested district and how it complies with the Fulton County Comprehensive Plan.

In its review, the Plan Commission shall pay reasonable regard to:

A. The most recently adopted Comprehensive Plan

The Most Recently Adopted Comprehensive Plan States The Following Goals:

- Encourage orderly, responsible, development of land in order to promote the health safety and welfare of residents within Fulton County
- Manage and direct growth and development in Fulton County such that it maintains the highest quality of life for current and future residents.
- Provide a safe, appropriate and efficient transportation network for all common modes of transportation including pedestrian accessibility in and near towns.
- Provide responsive, quality, effective and efficient public facilities and services for the current and future citizens of Fulton County.

- Promote an ecologically sound community through the protection and enhancement of environmental resources.
- Develop and maintain a community identity for Fulton County, which will promote a positive and appealing community image
- Improve the local economy and upgrade the standard of living for all citizens of Fulton County.
- Develop and maintain a recreation opportunities and/or facilities to meet the current and future needs of Fulton County.

B. Current conditions and the character of structure and uses in each district

C. The most desirable use for which the land in each district is adapted

D. The conservation of property values throughout the jurisdiction

E. Responsible development and growth

F. The public health safety and welfare

From: Linda Spangler Wade
To: Fulton County Plan Commission
Subject: Rezoning for property
Date: January 8, 2023

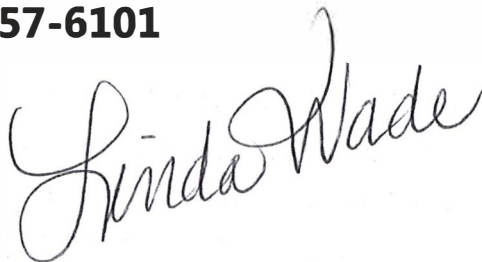
This letter's purpose is to lend support to the request from Bert and Karen Gaiera at 7785 S State Rd 25, Fulton IN who are applying to rezone their Suburban Residential property to Downtown Commercial.

I am unable to attend the January 23 meeting as the Notice indicated on the Fulton County Office Building door on the eve of the first scheduled meeting on December 27, 2022 as the new date. I regret that I cannot support in person.

I have lived in Fulton since 1985 and in the community [mostly] since 1950 as a child. Retired from Caston Elementary in 2013, I am a resident fully engaged in the activities and betterment of our home town through the efforts of our Lions Club and as a member of the Liberty Township Board with great oversight on our local park.

This request, if honored, will bring a positive outcome to our town. Please contact me if you need further comments.

**Respectfully,
Linda Spangler Wade
574-857-6101**



FILED

JAN 14 2023

**Fulton County
Plan Commission**

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 Zone Map Amendment Before the Fulton County Area Plan Commission supplied to you by the applicant of said public hearing, Andrew Rossell

PC # 220803

Located at: 7785 S State Rd 25, Fulton IN within the Suburban Residential (SR)

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.

Weiland Scott A; Weiland Mark; Weiland Eric	1905 E State Rd 14 Rochester, IN 46975	✓
DePoy Timothy L	301 S SR 25 Rochester, IN 46975	✓
Wennerstrom Jeannie M	66495 Rosewuld Rd. North Liberty, IN 46554	✓
Heckathorn Nelda; & Heckathorn David E	P O Box 155 Lagro, IN 46941	✓
Indyre LLC	17962 Foxborough Lane Boca Raton, FL 33496	✓
McCool Shawn E & Pamela J	PO Box 843 Rochester, IN 46975	✓
Johnson Jeffrey	3651 Peachtree Pkwy, Ste E168 Suwanee, GA 30024	✓
Low Dollar Companies LLC	7920 N Tippecanoe Shores Tippecanoe, IN 46570	✓
Craven Randall and Cravin Marilyn	7718 S St. Road 25 Rochester, IN 46975	✓
Leffel Brent A 1/3; Campbell Toma M 1/3; Leffel Brook W 1/3	PO Box 208 Fulton IN 46931	✓
Zimpleman Family Land LLC	2016 W St Rd 114 Rochester, IN 46975	✓
Baird Sharon E	7812 S St Rd 25 Rochester, IN 46975	✓
Zimpleman Gregory A & Camile S	2501 W SR 114 Rochester, IN 46975	✓
Lyons John E & Donna A	8033 S St Rd 25 Rochester, IN 46975	✓

Baker Oris Glen & Mary Pauline Revocable Living Trust	7937 S St Rd 25 Rochester, IN 46975	✓
Frye Phillip & Mary L	7660 South St. Hwy 25 Rochester, IN 46975	✓
Zartman Carolyn J. Revocable Trust Agreement May 9, 2019 Trustee: Zartman Carolyn J	1439 E 825 S Rochester, IN 46975	✓
Crop Production Services Inc	3005 Rocky Mountain Ave Loveland, CO 80538	✓
McGrew Keith D Jr & Danielle T	7794 South 100 West Rochester, IN 46975	✓
Gundrum Mark Allen & Brenda	305 E Center Street Rochester, IN 46975	✓
Howdeshell Jacob & Abriana	7774 S 100 W Rochester, IN 46975	✓
Robbins Kevin B & Abigail R	103 N Perry St Rochester, IN 46975	✓



Fee Summary Paid Totals

12/01/2022 - 12/31/2022

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
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Group: 1001.20301.000.0036

A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$832.75	6
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$343.63	5
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$160.00	4
A-3. County, Akron, & Town of Fulton Permit Renewal		1001.20301.000.0036	\$96.25	1
			\$1,432.63	16

Group Total: 4

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$127.50	5
B-1. City of Rochester Residential- Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$293.00	5
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$20.00	1

B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$255.00	4
B-4. City of Rochester COMMERCIAL-Inspection Fee		1001.20302.000.0036	\$280.00	4
			\$975.50	19

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$350.00	2
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$600.00	12
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$360.00	1
			\$1,810.00	16

Group Total: 4

			\$4,218.13	51
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Total Records: 13

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1/3/2023

**AREA PLAN COMMISSION OFFICE
2022 YEAR END REPORT**

Total Permits Issued in 2022: 768

Building/Electrical Permits: 434
Location Improvement Permits: 328
Government Work Order: 6
Electrical Registrations: 50
Plumbing Registrations: 17

Total Permits Issued in 2021: 941

Building/Electrical Permits: 530
Location Improvement Permits: 383
Government Work Order: 28
Electrical Registrations: 54
Plumbing Registrations: 26

2022 Permits Issued

<p><u>Henry Twp~82</u> Building/Electrical Permits 46 Location Improvement Permits 36 1-New Dwellings</p>	<p><u>Town of Akron~28</u> Building/ Electrical Permits 16 Location Improvement Permits 12 0-New Dwellings</p>
<p><u>Rochester Twp~418</u> Building/ Electrical Permits 249 Location Improvement Permits 163 Government Work Order 6 6-New Dwellings</p>	<p><u>City of Rochester ~259</u> Building/ Electrical Permits 160 Location Improvement Permits 93 Government Work Order 6 5-New Dwellings</p>
<p><u>Liberty Twp ~80</u> Building/ Electrical Permits 42 Location Improvement Permits 38 8-New Dwellings</p>	<p><u>Town of Fulton~ 5</u> Building/ Electrical Permits 3 Location Improvement Permits 2 0-New Dwellings</p>
<p><u>Union Twp~39</u> Building/ Electrical Permits 16 Location Improvement Permits 23 1-New Dwellings</p>	<p><u>Town of Kewanna~8</u> Building/ Electrical Permits 0 Location Improvement Permits 8 0-New Dwellings</p>
<p><u>Aubbeenaubbe Twp ~ 30</u> Building/ Electrical Permits 19 Location Improvement Permits 11 1-New Dwellings</p>	<p><u>Richland Twp~43</u> Building/ Electrical Permits 22 Location Improvement Permits 21 3-New Dwellings</p>
<p><u>Newcastle Twp ~58</u> Building/ Electrical Permits 31 Location Improvement Permits 27 2-New Dwellings</p>	<p><u>Wayne Twp~18</u> Building/ Electrical Permits 9 Location Improvement Permits 9 0-New Dwellings</p>

Total Splits Approved~54

1~ Aubbeenaubbe Twp
13~Henry Twp
1~Liberty Twp
9~Newcastle Twp

4~Richland Twp
19~Rochester Twp
6~Union Twp
1~Wayne Twp

Plan Commission Petitions: 7
TRC: 3

BZA Petitions: 44

- Development Standard Variances~37
 - 16 City of Rochester
 - 17 Fulton County
 - 1 Akron
 - 3 Fulton/Kewanna
- Special Exceptions~7
 - 0 City of Rochester
 - 6 Fulton County
 - 1 Akron
 - 0 Fulton/Kewanna

2022		2021	
Total Plan Commission & Building Fees Collected	\$81,714.32	Total Plan Commission & Building Fees Collected	\$101,458.89
Location Improvement Permits, Petition Applications and copies	\$28,219.50	Location Improvement Permits, Petition Applications and copies	\$36,669.34
Fines	\$8,130.91	Fines	\$5,028.00
Fulton County Building Permit Fees	\$31,579.17	Fulton County Building Permit Fees	\$42,756.38
City Building Permit Fees and Registration Fees	\$13,784.74	City Building Fees and Registration Fees	\$17,005.17