

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, MAY 10, 2023
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

APRIL 12, 2023

OLD BUSINESS:

NEW BUSINESS:

Sally Dunwoody (#230118)
FC Historical Society (#230140)
David Christensen (#230143)
Karen Pearson & Leslie Mest (#230198)
Lavon Shirk (#230206)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
April 12, 2023

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, APRIL 12, 2023

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

BOARD OF ZONING APPEALS MINUTES FOR:

JANUARY 11, 2023

OLD BUSINESS:

NEW BUSINESS

Adren Lewis (#230085)
Rochester Iron and Metal (#230100)
Kristen and Zach Johnson (#230111)
Richard Bookwalter (#230130)
David Muselman (#230143)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS

April 12, 2023

The Fulton County Board of Zoning Appeals met on Wednesday the 12th day of April 2023, 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

January 11, 2023

Chairperson, Scott Hizer, asked for any additions, deletions or corrections to be made to the January 11, 2023 minutes. Debbie Barts moved to approve the January 11, 2023 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

Adren Lewis (#230085)

Adren Lewis (#230085) requesting a variance to allow a mobile home shell to be used as a primary structure addition, on property located at 5053 W 725, Kewanna IN within the Residential (R1) district.

In the Residential (R1) district mobile homes are not permitted. Mr. Lewis has an existing mobile home, he would like to use the shell of another mobile home as an addition to the existing home. The primary structure would be sided and have a pitched roof. Therefore, a variance to use the shell of a mobile home as an addition to the primary structure is being requested.

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

Mr. Lewis stated he would side the home and put a pitched roof on the home.

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

Scott then asked for any Board questions or comments.

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve Adren Lewis (#230085) requesting a variance to allow a mobile home shell to be used as a primary structure addition, on property located at 5053 W 725, Kewanna IN within the Residential (R1) district. Seth Wilson seconded the motion.

FULTON COUNTY BOARD OF ZONING APPEALS

April 12, 2023

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts	Yea
Seth Wilson	Yea
Scott Hizer	Yea

Motion to approve Adren Lewis (#230085) requesting a variance to allow a mobile home shell to be used as a primary structure addition, on property located at 5053 W 725, Kewanna IN within the Residential (R1) district. Passed with three votes being in favor and no one opposed.

IN RE: NEW BUSINESS Rochester Iron and Metal (#230100)

Rochester Iron and Metal (#230100) is requesting a Special Exception to allow a medium size, roof mounted solar array, on property located at 1552 E Lucas St., Rochester, within the Industrial (IN) District, 6.21 acres.

In the Industrial (IN) district solar arrays between 1750 sf and 40,000 sf is a special exception. Rochester Iron and Metal would like to install an approximately 30,000sf roof mounted solar array on their existing buildings. Therefore, a special exception to allow a medium size roof mounted solar array on property located at 1552 E Lucas St., Rochester, within the Industrial (IN) District, 6.21 acres is being requested.

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

Chris Boyles a representative for Rochester Iron and Metal stated this would be one of three phases for solar arrays.

Heather stated they could combine phase two and three for the next special exception.

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

Scott then asked for any Board questions or comments.

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve Rochester Iron and Metal (#230100) is requesting a Special Exception to allow a medium size, roof mounted solar array, on property located at 1552 E Lucas St., Rochester, within the Industrial (IN) District, 6.21 acres. Seth Wilson seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts	Yea
Seth Wilson	Yea

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Scott Hizer Yea

IN RE: NEW BUSINESS

Kristin and Zach Johnson (#230111)

Kristin and Zach Johnson (#230111) are requesting a Special Exception to allow a seasonal cabin and a Development Standard Variance of 70' off of the minimum floor area, on property located at, 002-I23069-00 Kings Lake Resort, Rochester IN 46975 within the Agricultural (AG) district.

Kristin and Zach Johnson have obtained the Health Departments approval for the use of a portable toilet.

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

Dennis Borkholder, 29879 CR 52, Nappanee IN 46550, stated they own land north of the Johnsons and do a lot of hunting. Mr. Borkholder stated concerns in regards to the cabin getting shot while hunting and small children around during hunting season.

Mr. Johnson stated he is also an avid hunter and would also be hunting on his property during hunting season. He then stated he has seen the Borkholder's tree stands and their lines in the creek.

Lyndon Borkholder, 29879 CR 52, Nappanee IN 46550, also stated concerns with their cabin getting shot during hunting season and asked if the children would be at the property during hunting season.

Mr. Johnson stated they would not be with him while hunting until they were older.

Scott then asked for any Board questions or comments.

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve Kristin and Zach Johnson (#230111) requesting a Special Exception to allow a seasonal cabin and a Development Standard Variance of 70 sf off of the minimum floor area, on property located at, 002-I23069-00 Kings Lake Resort, Rochester IN 46975 within the Agricultural (AG) district. Seth Wilson seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts Yea
Seth Wilson Yea
Scott Hizer Yea

FULTON COUNTY BOARD OF ZONING APPEALS

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IN RE: NEW BUSINESS

Richard Bookwalter (#230130)

Richard Bookwalter (#230130) requesting a development standard variance of approximately 5' off of the minimum lot width and a development standard variance off of the minimum lot size for the north lot and approximately 10' off of the minimum lot width and a development standard variance off of the minimum lot size for the south lot, for the purpose of a split, on property located at 5951 S 250 E, within the Agricultural (AG) district.

In the AG district the minimum lot width is 125' and the minimum lot size is one acre. Mr. Bookwalter would like to split this lot, but will not be able to maintain 125' width throughout and will not meet the one-acre lot size for either of the newly created lots. Therefore, variances of 5' off of the minimum lot width and minimum lot size for the north lot and 10' off the minimum lot width and off the minimum lot size for the south lot are being requested.

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

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

Scott then asked for any Board questions or comments.

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve Richard Bookwalter (#230130) requesting a development standard variance of approximately 5' off of the minimum lot width and a development standard variance off of the minimum lot size for the north lot and approximately 10' off of the minimum lot width and a development standard variance off of the minimum lot size for the south lot, for the purpose of a split, on property located at 5951 S 250 E, within the Agricultural (AG) district. Seth Wilson seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts	Yea
Seth Wilson	Yea
Scott Hizer	Yea

IN RE: NEW BUSINESS

David Muselman (#230143)

David Muselman (#230143) requesting a development standard variance off of the landscaping codes, on property located at 009-123021-02 Meridian Rd, Rochester IN, 10.07 acres within the Highway Commercial (HC) district.

In the Highway Commercial (HC) district a buffer yard and landscaping is required. Mr. Muselman would like to create storage units on a lot that currently has no landscaping or buffer yard. Mr. Muselman is

FULTON COUNTY BOARD OF ZONING APPEALS

April 12, 2023

requesting to have no additional landscaping on the lot. Therefore, a variance off of the landscaping codes to have no additional landscaping is being requested.

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

Debbie Barts stated that is a huge ask for no land scaping at all.

Debbie Barts asked how many trees would be required?

Heather stated 93 trees would be required with the square footage of the buildings.

Mr. Muselman stated he had an opportunity to purchase land across highway 31 but would have to remove a lot of trees. In order to not have to remove existing trees he chose this piece of property where there are no trees.

Scott asked what is the purpose of the trees?

Debbie stated it is just for the look of the properties. When you have a parking lot, it's just a slab of cement. This is different from a parking lot or a store.

Heather stated she did look into the storage units on 18th street to see how the did not have to have any additional landscaping. She stated their lot goes back far enough to the rail line that they were able to use the existing trees and he did a grass line in the front.

Debbie asked about the storage units by Save A Lot. Heather stated they can't have landscaping because of the Airport.

Debbie asked is there any ruling as to what kind of trees?

Heather stated deciduous and evergreen and they have to be 3' tall.

Seth Wilson asked if they would be putting a fence up.

Mr. Muselman stated he would not be putting a fence up. He stated there are natural barriers with the steep incline on the north and east sides and a ditch on the south side.

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

Scott then asked for any one to speak in favor or opposing.

Mrs. Ulery 104 S Meridian Rd., Rochester, stated they bought their house because it was in the country where it was quiet. The Ulery's have two children, they have concerns with the safety of their children with the driveway being right across from where the children play. She stated she would like to see a few trees facing their property.

Heather stated any lighting would be down lighting and not to exceed their property.

FULTON COUNTY BOARD OF ZONING APPEALS

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Scott stated there ought to be some trees planted on the west side as a buffer for the residence.

Heather stated you are starting north of the driveway planting 25 evergreens 3' tall.

The board asked Heather to measure the distance from the north of Rochester Storage proposed drive to the south of the neighbors' drive.

Heather stated that's approximately 285 feet.

Scott then asked for any Board questions or comments.

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

Being no further Board comments Scott entertained a motion. Debbie Barts moved to approve David Muselman (#230143) requesting a development standard variance off of the landscaping codes, on property located at 009-123021-02 Meridian Rd, Rochester IN, 10.07 acres within the Highway Commercial (HC) district, with the condition starting at the northern part of the purposed driveway planting 25, 3' tall evergreens. Seth Wilson seconded the motion.

Administrative Secretary, Kim Gard conducted roll call vote.

Debbie Barts	Yea
Seth Wilson	Yea
Scott Hizer	Yea

IN RE: PLAN DIRECTOR REPORT

Heather let the board know we hired a new inspector.

Being no further business to come in front of the Board of Zoning Appeals, Scott Hizer, entertained a motion to adjourn the April 12, 2023 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the April 12, 2023 Fulton County Board of Zoning Appeals meeting at 8:15 P.M. Seth Wilson 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 #230118
Sally Dunwoody
Special Exception

Sally Dunwoody (#230118) is requesting a Special Exception to operate glamping/camping sites, on property located at 4648 W 1000 S Kewanna, IN 46939 within the Agricultural (AG) District, 8.50 acres.

Mrs. Dunwoody would like to offer two semi-permanent glamping sites that would sit atop 20x20 deck in a 40x40 cleared site nestled in the trees offering privacy from one another. There would be two parking spots at the edge of the woods with maintained paths directly to the glamping sits. There will be a hand pump for water and one centrally located port-a-pot in a discrete area of the woods. There would also be primitive tent camping with limited spots available. The glamping/camping sites would be open seasonally from March through October.

The request is for a Special Exception to operate glamping/camping sites, on property located at 4648 W 1000 S Kewanna, IN 46939 within the Agricultural (AG) District, 8.50 acres.

ABOUT US

COMPANY NAME: ?????????

PHONE: (574)835-5480

ADDRESS: 4648 West 1000 South, Kewanna, IN 46975

VISION

The way we vacation has changed. We no longer want a generic, one-size-fits-all vacation. We want to explore, and we no longer just want to simply witness nature—we want to live in it.

Our glamping sites are where peaceful nature meets luxury. It's a way to experience the tranquility of the middle of a woods—without having to sacrifice the comforts of home.



OUR SITES



Two glamping sites nestled in the middle of 8 acres.

These are semi-permanent tents set atop 20x20 decks on cleared 40x40 sites.

What the overall property includes

- two parking spots at the edge of the woods
- maintained paths directly to glamping sites
- walking paths throughout property
- one centrally located port-a-pot in discrete area of woods

It's much more than a nice tent

Each site will included:

- smokeless Solo Stove
- propane griddle grill
- queen size bed
- pull out couch
- outdoor deck seating
- hand pump for pet water and hand rinsing
- hammock
- solar powered lights
- solar powered charging station for electronics
- raccoon proof trash reciprocal

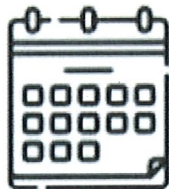
OPERATION



AVAILABILITY

Two glamping sites nestled in the trees offering privacy from one another.

Secluded primitive tent camping with limited spots available and no amenities included for the camper that enjoys roughing it glamping style.



SEASONAL

Glamping sites are available for rent March through October.

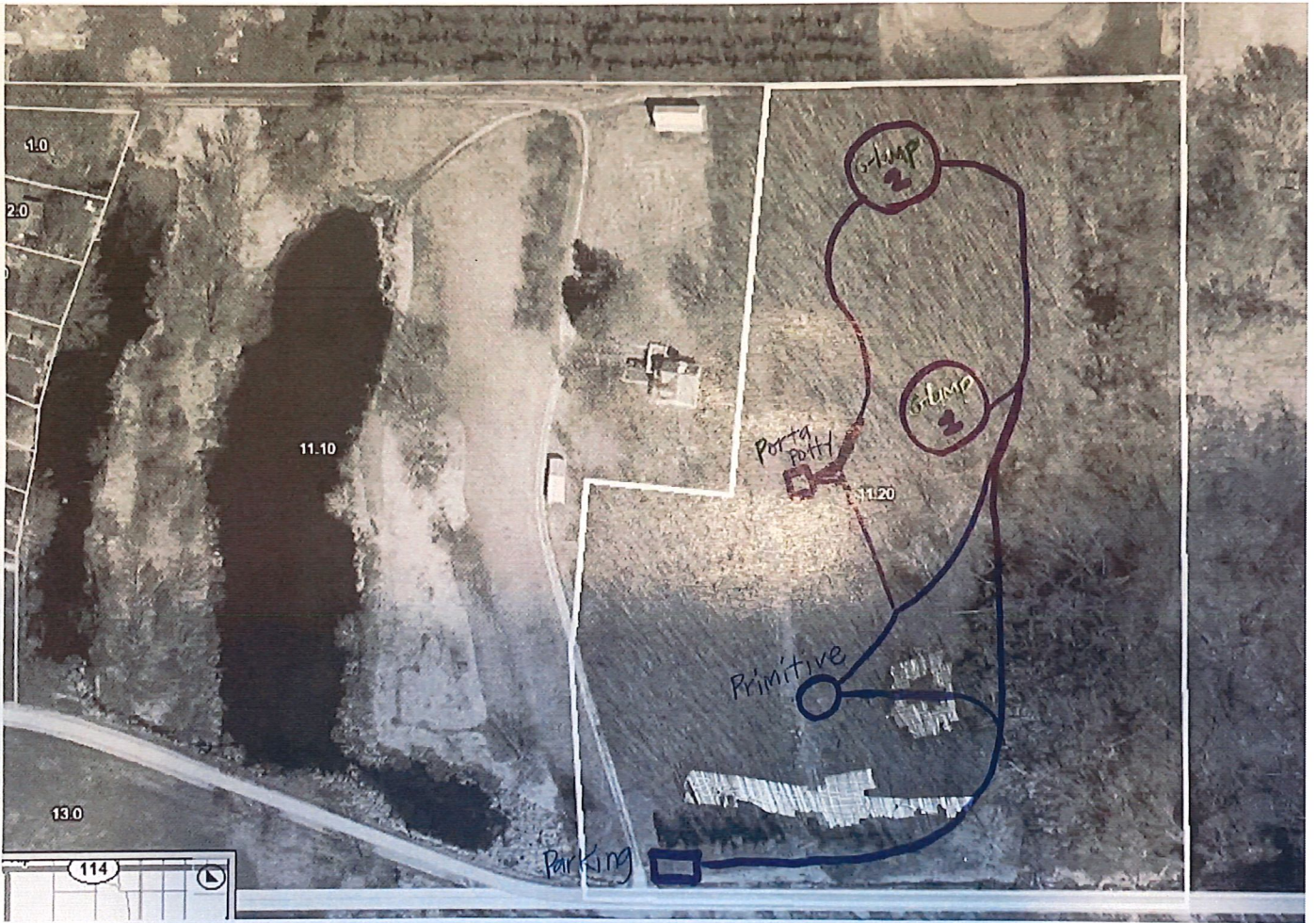


ANTICIPATED RENTAL PRICE

Depending on month and day of the week, glamping sites range between \$84-\$168/night.

Primitive Camping is \$14

Property insurance provided by Steve Moore Agency



FILED

APR 10 2023

Fulton County
Plan Commission

April 4, 2023

TO Whom IT MAY CONCERN:

FIRST OFF I WOULD LIKE TO THANK YOU FOR TAKING TIME TO READ THIS LETTER. I LIVE AT 9875 S. 475 W IN KEWANNA. I WOULD LIKE TO ADDRESS MY CONCERNS AND OPPOSITION TO THE PETITION OF DOUET #BZA 230118. LIKE I SAID BEFORE, I LIVE ON FLETCHER'S LAKE. I FEEL LIKE THIS CAMPING SITE WILL BRING CHANGE TO THE OVERALL QUIETNESS AND CALMNESS OF THIS SMALL LAKE COMMUNITY. I LOVE THAT I CAN SIT ON MY FRONT PORCH AND ENJOY MY QUIET PEACEFUL SURROUNDINGS. I AM AN OUTDOOR PERSON. I WOULD RATHER BE OUTSIDE THAN INSIDE, AND I LOVE THE WILDLIFE AROUND THE LAKE. I ALSO HAVE CONCERNS ABOUT THE INCREASED TRAFFIC DOWN MY ROAD. THE SPEED LIMIT IS POSTED 25 MPH. HAVING SAID THAT, THE TRAFFIC THAT WE ALREADY HAVE DOWN THE ROAD HARDLY OBEYS THAT SPEED LIMIT. WITH THE INCREASED TRAFFIC FROM THE CAMPGROUND, WHO ELSE IS IT GOING TO OBEY THAT POSTED LIMIT. EVEN THOUGH THE CAMPGROUND IS GOING TO BE BEHIND ME, AND UP THE ROAD A FEW HUNDRED FEET, NOISE CARRYS. HOW MANY ATVS AND GOLF CARTS ARE GOING TO BE COMING DOWN THE ROAD? WHO KNOWS HOW MANY PEOPLE FROM THE CAMPGROUND ARE GOING TO TRY TO TRESPASS ON OUR PROPERTIES? WE HAVE SMALL KIDS THAT PLAY OUT IN OUR YARDS. I'M NOT SAYING THAT ALL OF THIS WILL HAPPEN, BUT IT IS SOMETHING TO CONSIDER. THANK YOU FOR YOUR CONSIDERATION.

Sincerely,

RICK SPENCER & STACY KOWALSKI

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,

Sally Dunwoody (#230118)

Located at: 013-II9069-00, Kewanna, 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.

Hedrick Payton Scott	4778 W 1000 S Kewanna, IN 46939	✓
Albright Travis P & Emilee J	4800 W 1000 S Kewanna, IN 46939	✓
Woolever Joshua M	4586 W CR 1000 S Kewanna, IN 46939	✓
Happy Campers Enterprises LLC	7329 N Paw Paw Pike Denver, IN 46926	✓
Robertson Sandra K	611 Oak St Tipton, IN	✓
Steel Thomas M & Wendy K	4784 W 1000 S Kewanna, IN 46939	✓
Duggins Richard & Angela 1/2; Benich Richard E & Heather N 1/2	104 N Dixon Rd Kokomo, IN 46901	✓
Spencer Rickey & Kowalski Stacy	9875 S 475 W Kewanna, IN 46939	✓
Duggins Terry & Doak James E	5152 E Pleasant Run Pkway N Dr Indianapolis, IN 46219	✓
Siders Ronald J & Cathleen R	9803 S 475 W Kewanna, IN 46939	✓
Siders Lyle E	9789 S 475 W Kewanna, IN 46939	✓
Fowler Bradley Allen & Nancy H	6552 S US 35 Walton, IN 46994	✓
Fletchers Lake Methodist Church % CHRIS POWELL	9170 S 1100 W Kewanna, IN 46939	✓
LE Leazenby Richard E & Deborah S Leazenby Adam C	9761 S 475 W Kewanna, IN 46939	✓
State Of Ind Dept Of Natural	8310 E 300 N	✓

Resources %Pigeon River FWA/Public Acces	Howe, IN 46746	✓
Horn Ellen G %Ruth Baker	1808 W 500 N Logansport, IN 46947	✓
Jaworski Family Revocable Trust dated April 11,2017 %Lori Jaworski	59838 Valley View Trail Osceola, IN 46561	✓
Lemmon Rose M Irrevocable Trust	4114 W 1000 S Lucerne, IN 46950	✓
Lemmon Howard C & Phyllis	3657 E. 950 N. Lucerne, IN 46950	✓
Rhodes Carol J	2608 E 100 N Lucerne, IN 46950	✓
Lemmon Rose M Irr Tr	329 Rainbow Dr. Apt 101 Kokomo, IN 46902	✓
Scher Mary Ruth Rans	2045 Hobbit Way Sumter, SC 29153	✓

Docket #230140
Fulton County Historical Society
Development Standard Variance

Fulton County Historical Society (#230140) requesting a Development Standard Variance to allow an illuminated sign, on property located at 37 E 375 N, Rochester IN within the Agricultural (AG) district.

In the Agricultural (AG) district illuminated signs are not permitted. Fulton County Historical Society has an existing sign they would like to illuminate. Therefore, a variance to allow an illuminated sign is being requested.

The request is for a Development Standard Variance to allow an illuminated sign, on property located at 37 E 375 N, Rochester IN 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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Fulton County Historical Society (#230140)

Located at: 37 E 375 N, 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.

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NAME	ADDRESS	SIGNATURE
Mullins Ralph & Mildred	3075 N Evergreen St Rochester, IN 46975	✓
Fulton County Conserv Club Inc % DONALD J. BARKER	3916 N Meridian Rd Rochester, IN 46975	✓
Fulton County Conservation Club INC %Ashley Gibbons	2106 E 300 N Rochester, IN 46975	✓
Straeter James E 80% & Straeter Melinda R 20%	914 E 100 S Rochester, IN 46975	✓
State Of Indiana %INDOT-AP	100 N Senate Ave Room N758-RE Indianapolis, IN 46204	✓
Reed David W	P O Box 33 Kewanna, IN 46975	✓

Fulton County Conservation Club

3916 N. Meridian Road
Rochester, Indiana 46975



Don Barker
Facilities Manager

e-Mail: fcgc@rtcol.com
Phone: (574) 223-2072

Fulton County Plan Commission
125 E. 9th Street
Rochester, Indiana 46975

Monday 01 May 2023

RE: Public Hearing on petition of Fulton County Historical Society (#230I40) requesting a variance to allow a lighted sign on property located at 37 E. 375 North, Rochester, Indiana within an Agricultural (AG) district.

To members of the Fulton County Board of Zoning Appeals ..

Please allow this letter to serve as written comment **IN SUPPORT** of the petition filed by the Fulton County Historical Society for the aforementioned variance allowing the lighted sign. As an adjoining property to the Museum grounds, we, the Officers and Board of Directors of the Fulton County Conservation Club, Inc. feel this is benefit to the Historical Society, residents of Fulton County and travelers and visitors to the community alike.

Please accept this document as not only our support of, but also our request to allow the request for said variance.

Please contact our Facilities Manager if there are any further questions and/or concerns. Contact information noted above.

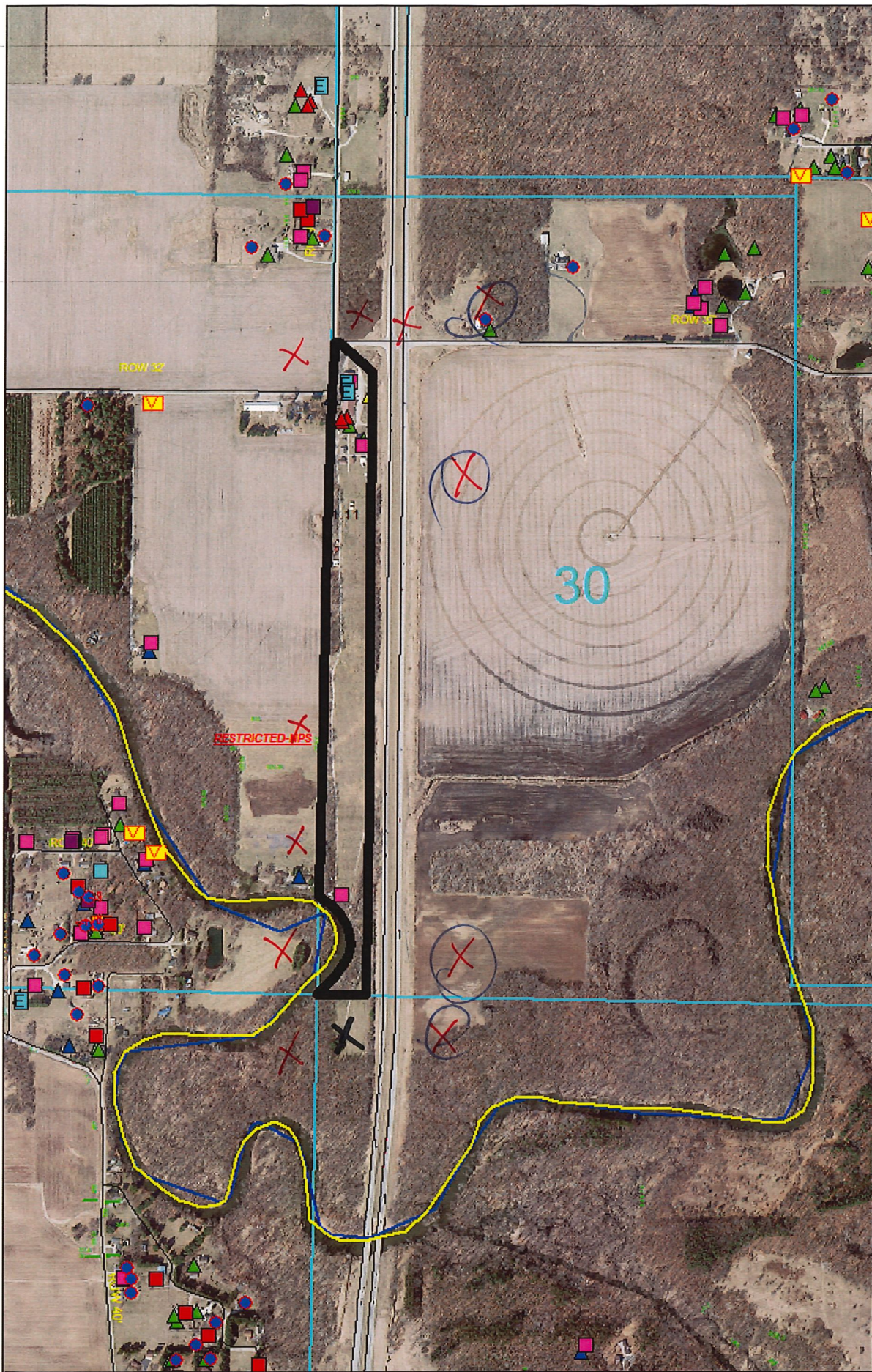
Thank you, in advance, for consideration of this letter.

*Officers and Board of Directors
Fulton County Conservation Club, Inc.*

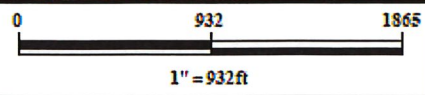
FILED

MAY 01 2023

**Fulton County
Plan Commission**



- Townships**
 Feature Name:
 — Richland Twp
 — Rochester Twp
- City Town Boundary**
 Sections
- Dimensions**
 ▲ Permits - Primary
 ▲ Permits - Accessory
 ▲ Permits - Commercial
 ▲ Permits - Signs
 ■ Bldg Permits
 ■ BZA DSV
 ■ BZA SE
 ■ Debris/Refuse/Waste
 ■ Excess Vehicles
 ■ Illegal Structure
 ● fchd-permit
- Sections
 — Highways
 — Roads
 — Tippecanoe River
 — Permits - Access
 — fchd-permit



Docket #230176
David Christensen
Development Standard Variance

David Christensen (#230176) requesting a development standard variance off of the side yard setback for the purpose of rebuilding an existing deck, on property located at 6495 S Sunset Blvd., Macy within the Lake Residential (R3) district.

In the Lake Residential (R3) district the side yard setback is 5' for an uncovered attached deck. Mr. Christensen is repairing an existing deck and will be replacing the existing posts. Therefore, a variance off of the side yard setback is being requested.

The request is for a Development Standard Variance off of the side yard setback for the purpose of rebuilding an existing deck, on property located at 6495 S Sunset Blvd., Macy within the Lake Residential (R3) district.





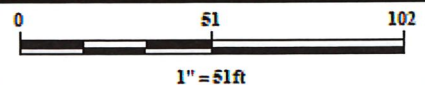








- Townships
Feature Name:
— Liberty Twp
- Parcels
 - City Town Boundary
 - Sections
 - BZA DSV
- Addresses
 - ▲ Permits - Primary
 - ▲ Permits - Accessory
 - Bldg Permits
 - BZA DSV
 - Stop Work Order
 - Illegal Structure
- Parcels
 - Lots
 - Dimensions
 - Highways
 - Roads
 - Tippecanoe River
 - fchd-permit



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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

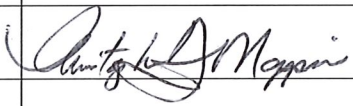
David Christensen (#230176)

Located at: 6495 S Sunset Blvd., Macy, 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
Christopher D Mappin	6483 S Sunset Blvd Macy, IN 46951	
Robert Reichel	231 E Co Rd 550 N Logansport, IN 46947	GC
Ray & Deborah Hostetler	6482 S Sunset Boulevard Macy, IN 46951	GC
Randy J Doris Alba Johnson	6501 S Sunset Blvd Macy, IN 46951	GC

Docket #230198
Karen Pearson & Leslie Mest
Development Standard Variance

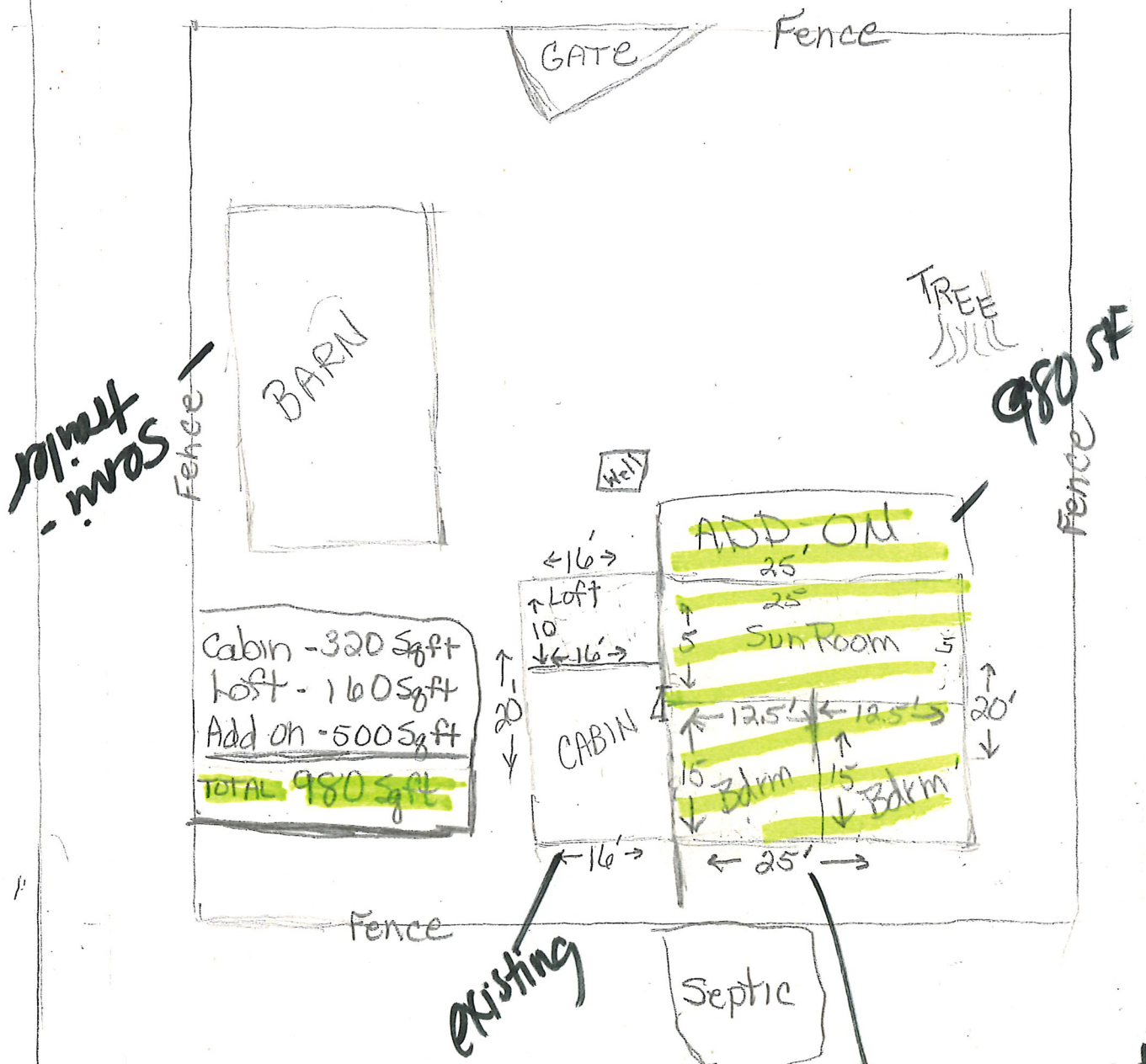
Karen Pearson & Leslie Mest (#230198) are requesting development standard variances of approximately 360sf off of the minimum main floor area and to allow a semi-trailer to be used for storage, on property located at 10495 W 700 S, Kewanna IN within the Agricultural (AG) district.

In the Agricultural (AG) district the minimum main floor area is 980sf and semi-trailers are not allowed to be used as storage. Mrs. Pearson and Mrs. Mest would like to add on to an existing structure to make it approximately 620sf of living space. Mrs. Pearson and Mrs. Mest are also requesting a variance to allow them to keep a semi-trailer currently on their property being used for storage. Therefore, variances of approximately 360sf off of the minimum main floor area and to allow a semi-trailer to be used for storage, on property located at 10495 W 700 S, Kewanna IN within the Agricultural (AG) district.

Karen Pearson & Leslie Mest (#230198) are requesting development standard variances of approximately 360sf off of the minimum main floor area and to allow a semi-trailer to be used for storage, on property located at 10495 W 700 S, Kewanna IN within the Agricultural (AG) district.

Pearson + Mest

10495 W 700 S ROAD



Cabin - 320 Sqft
loft - 160 Sqft
Add on - 500 Sqft
TOTAL 980 Sqft

ADD, ON
25
25
5 Sun Room 5
12.5' 12.5'
15 Bdrm 15 Bdrm

existing

15' x 20' Add.

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 Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Karen Pearson & Leslie Mest (#230198)

Located at: I0495 W 700 S, Kewanna IN

Legal Notification Requires:

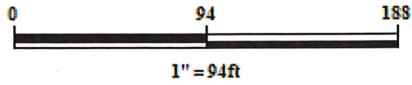
- The legal notice of public hearing is sent via certified return receipt requested mail at least 25 days prior to the public hearing to all interested parties, and the receipts of said action are included in the application's supportive information to the Board; or
- Signatures written on a form supplied 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
White Lightning, LLC	6154 S SR 17 Kewanna, IN 46939	<i>White Lightning LLC John T. White member</i>
Hendrickson George D & Margaret N TOD Hendrickson Charles D & Martin Margaret E	10682 W 700 S Kewanna, IN 46939	<i>Hendrickson</i>
Goss Wineland Leslie 1/5; Bramlage Ardis L 2/5; Wineland David B 1/5; Herdrich Jennifer W 1/5	6083 E Woodhaven Ct Monticello, IN 47960	<i>David Bramlage</i>



- Townships**
 Feature Name:
 — Wayne Twp
- ▭ Parcels
 - ▭ City Town Boundary
 - ▭ Sections
 - Addresses
 - Building Inspector Vic
 - Illegal Structure
- Parcels
 - Lots
 - Highways
 - Roads
 - Tippecanoe River
 - fchd-permit

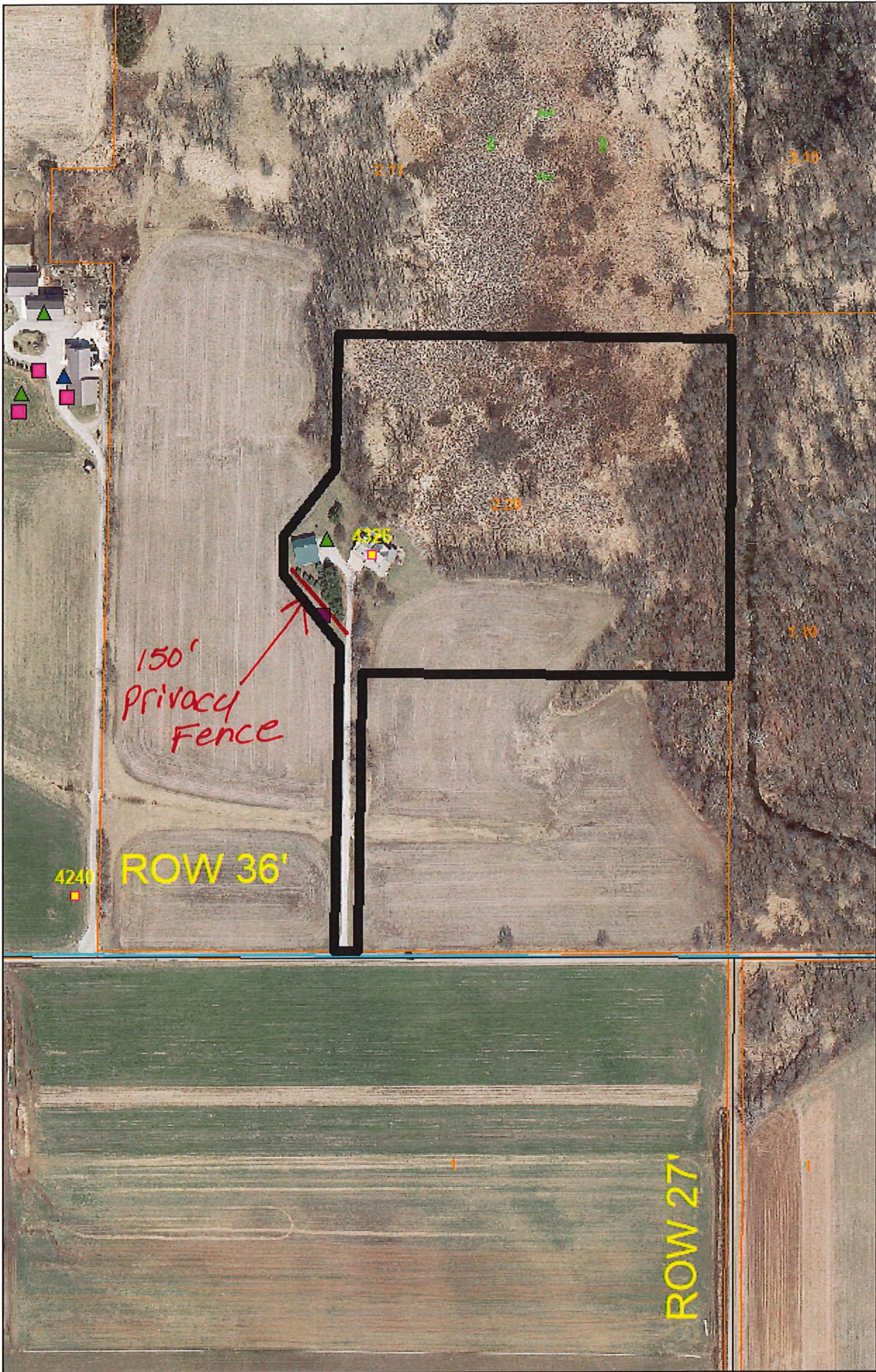


Docket #230206
Lavon Shirk
Development Standard Variance

Lavon Shirk (#230206) is requesting a development standard variance off of the fence codes for an additional 2' in height, on property located at 4326 E 700 N Rochester, within the Agricultural (AG) district.

In the Agricultural (AG) district only 4' fence is allowed in the front yard. Mr. Shirk is requesting to have a 6' privacy fence in the front yard. Therefore, a variance off of the fence codes to have a 6' privacy fence is being requested.

The request is for a Development Standard Variance off of the fence codes for an additional 2' in height, on property located at 4326 E 700 N Rochester, within the Agricultural (AG) district.



- Townships**
 Feature Name:
 — Newcastle Twp
- Parcels
 □ City Town Boundary
 □ Sections
- Addresses
 ▲ Permits - Primary
 ▲ Permits - Accessory
 ■ Bldg Permits
 ■ Illegal Structure
- Parcels
 — Highways
 — Roads
 — Tippecanoe River
 — fchd-permit







Fee Summary Paid Totals

03/01/2023 - 03/31/2023

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	\$1,758.60	22
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$701.47	22
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$160.00	4
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$160.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$12.40	1
			\$2,792.47	50

Group Total: 5

Group: 1001.20303.000.0036

ADMIN - Zone Ordinance		1001.20303.000.0036	\$16.00	1
BZA. Development Standard Variance		1001.20303.000.0036	\$700.00	4

BZA. Special Exception		1001.20303.000.0036	\$525.00	3
ZO. LIP		1001.20303.000.0036	\$1,200.00	24
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
ZO. Solar Array- Small		1001.20303.000.0036	\$80.00	1
			\$2,696.00	34

Group Total: 6

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$112.50	8
B-1. City of Rochester Residential-Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$280.00	8
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$60.00	3
			\$452.50	19

Group Total: 3

			\$5,940.97	103
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Total Records: 14

4/4/2023

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