

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, DECEMBER 27, 2023
7:00 P.M.

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
SEPTEMBER 25, 2023

PUBLIC COMMENT
(Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Ramirez (#230828)

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
SEPTEMBER 25, 2023

FULTON COUNTY
AREA PLAN COMMISSION
MEETING

MONDAY, SEPTEMBER 25, 2023

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
August 28, 2023

PUBLIC COMMENT (Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS

Public Hearing for Zone Ordinance,
Subdivision Ordinance and Zone Map Amendments

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
SEPTEMBER 25, 2023

The Fulton County Area Plan Commission met on Monday the 25th of September 2023, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Vice-Chairperson, Duane Border called the meeting to order at 7:00 P.M. The following members were present: Seth White, Crystal Weida, Debbie Barts, Ruth Gunter, Gloria Carvey, Cathy Miller, Adam Strasser and Duane Border. Also, in attendance were: Plan Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted the following were absent: Chayse Thompson and Rick Ranstead.

IN RE: MINUTES

August 28, 2023

Duane Border asked for any additions, deletions or corrections to be made to the August 28, 2023 minutes. Debbie Barts moved to approve the August 28, 2023 minutes as written. Crystal Weida seconded the motion. Motion carried as follows: Seth White, Crystal Weida, Debbie Barts, Ruth Gunter, Gloria Carvey, Cathy Miller, Adam Strasser and Duane Border being in favor and no one opposing.

Duane Border opened the public hearing.

IN RE: NEW BUSINESS

Public Hearing for Zone Ordinance,
Subdivision Ordinance and Zone Map Amendments

Heather went over the final proposed amendments. In the fees she left the cost of copies for the Zone Ordinance, Subdivision Ordinance and Zone Map blank until amendments are done then we will have a final cost. We agreed to raise solar array cost for Micro \$75,00, Small \$125.00, Medium \$225.00, Large \$325.00 and when we get solar farm done next year it will be \$25 per acre.

We're raising the cost of applications for variances, special exceptions and appeals from \$175 to \$250. We are also changing the way we do them, Kim will do everything in house, she will send the notice of public hearing to the Rochester Sentinel and to all interested parties.

Heather then stated she added EV charging stations to the ordinance. Level 1 & 2 are permitted use in all districts. Level 1, 2 & 3 are permitted in HC & GC and level 3 is a special exception in all other districts. She stated she put our requirements for EV charging in article 5-1.13 in the ordinance.

Next on the list is HC mini-storage facility was in both permitted use and special exception. We removed them from special exception.

In the IR district, under landscaping we added the airport is exempt from landscaping codes.

We have added all retention and detention ponds must be properly maintained in all landscaping codes.

We also made the corrections the KK Gearheart pointed out.

Solar requirements for medium and large roof mount, we changed it to require only a TRC and not a special exception.

In the commercial districts I struck out accessory structure were not allowed prior to primary structure because in most commercial districts the accessory structure is the primary. We changed it to say accessory structures must relate to the primary structure and it's uses.

FULTON COUNTY AREA PLAN COMMISSION
SEPTEMBER 25, 2023

The town of Kewanna requested us to require a location improvement permit for privacy fences in addition to their building permit.

We talked about green space for newly created sub-divisions with 4 lots or more. Heather stated she added all residential sub-divisions with four or more lots shall offer or be within a walking distance of 10 minutes or less of a park, recreation area or an open space.

The zone map amendments, Liberty Baptist Church 2089 Liberty Rd. change from SR to IR.
In the town of Fulton, 7785 S SR 25, 006-103004-00 and 7761 S SR 25 change from SR to DC.
In Rochester, Jason Hudkins who owns the green house and the new bed and breakfast they are remodeling on 9th St. asked for a zone map amendment to GC because all his projects fit better in GC rather than IN. We were going to do the entire middle to keep it uniform, however after talking to Jeff Zent he did not want his property rezoned to GC so the eastern portion from E 8th Street to E 9th St. will be changed from IN to GC. See the following address: 424 E 9th St., 416, 418, 420 E 9th St., Pt E Of Rr Lots 361, & 362 R & H. Lots 369 Less 40' S Side, Lot 363 Less 40' S Side R & H.

Duane asked for any questions or comments from the public. Being none, he then asked for any board comments.

Being no further questions or comments, Duane the closed the public hearing.

The board then made a favorable recommendation to the Fulton County Commissioners.

IN RE: PLAN DIRECTOR REPORT

Heather presented the Board with last month's budget report.

IN RE: ADJOURNMENT

With no further business to come before the Board, Vice-Chairperson, Duane Border entertained a motion to adjourn the September 25, 2023 meeting. Seth White moved to adjourn the September 25, 2023 Fulton County Area Plan Commission Board at 7:20 P.M. Cathy Miller seconded the motion. Motion carried as follows: Seth White, Crystal Weida, Debbie Barts, Ruth Gunter, Gloria Carvey, Cathy Miller, Adam Strasser and Duane Border being in favor and no one opposing.

Kim Gard, Administrative Secretary

- 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



Fee Summary Paid Totals

11/01/2023 - 11/30/2023

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	\$2,018.00	22
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$710.10	21
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$120.00	3
			\$2,848.10	46

Group Total: 3

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$269.00	3
B-1. City of Rochester Residential- Inspection Fee	Enter Number of Inspections	1001.20302.000.0036	\$279.45	3
			\$548.45	6

Group Total: 2

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$525.00	3
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$850.00	17
ZO. Site Plan Review -		1001.20303.000.0036	\$175.00	1

TRC				
			\$2,050.00	22
				Group Total: 4
			\$5,446.55	74

Total Records: 9

12/20/2023

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