

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
MONDAY, JANUARY 22, 2024
7:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

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 then 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

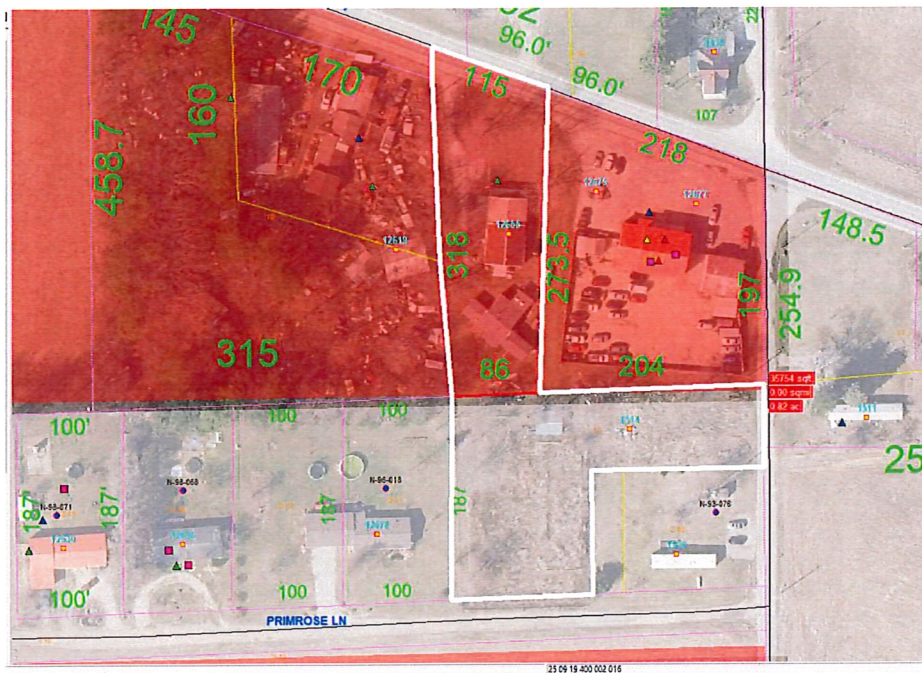
FULTON COUNTY AREA PLAN COMMISSION
SEPTEMBER 25, 2023

Zone Map Amendment

Anthony Rameriz is requesting a zone map amendment of property located at (003-104016-16 south portion), Akron IN, approximately .82 acres to be changed from Agriculture (AG) to General Commercial.

Adjoining and Adjacent Uses

Adjoining districts are Agriculture (white) and General Commercial in (red) 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

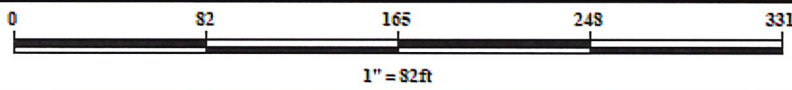


- Townships**
 Feature Name:
 Henry Twp
- Parcels
 - City Town Boundary
 - Sections
 - Permits - Primary
 - BZA DSV
- Addresses
 - Permits - Primary
 - Permits - Accessory
 - Permits - Commercial
 - Permits - Signs
 - Bldg Permits
 - fchd-permit
- Parcels
 - Lots
 - Dimensions
 - Highways
 - Roads
 - Tippecanoe River
 - Grid
 - fchd-permit

35770 sqft
 0.00 sqmi
 0.82 ac

AG to GC

PRIMROSE LN





Fee Summary Paid Totals

11/30/2023 - 12/31/2023

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	\$1,394.10	15
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$533.15	15
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$40.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$686.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$175.00	1
			\$2,828.25	33

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$212.50	4
B-1. City of Rochester	Enter Number of Inspections	1001.20302.000.0036	\$199.45	4

Residential- Inspection Fee				
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	\$162.50	1
B-4. City of Rochester COMMERCIAL- Inspection Fee		1001.20302.000.0036	\$120.00	1
			\$714.45	11

Group Total: 5

Group: 1001.20303.000.0036

BZA. Development Standard Variance		1001.20303.000.0036	\$350.00	2
ZO. LIP		1001.20303.000.0036	\$950.00	19
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$120.00	1
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
			\$1,595.00	23

Group Total: 4

			\$5,137.70	67
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Total Records: 14

1/4/2024

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**AREA PLAN COMMISSION OFFICE
2023 YEAR END REPORT**

Total Permits Issued in 2023: 830

Building/Electrical Permits: 448
 Location Improvement Permits: 377
 Government Work Order: 5
 Electrical Registrations: 58
 Plumbing Registrations: 16

Total Permits Issued in 2022: 768

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

2023 Permits Issued

<p><u>Henry Twp~79</u> Building/Electrical Permits 41 Location Improvement Permits 36 Government Work Order 2 2-New Dwellings</p>	<p><u>Town of Akron~25</u> Building/ Electrical Permits 12 Location Improvement Permits 12 Government Work Order 1 0-New Dwellings</p>
<p><u>Rochester Twp~472</u> Building/ Electrical Permits 260 Location Improvement Permits 209 Government Work Order 3 14-New Dwellings</p>	<p><u>City of Rochester ~283</u> Building/ Electrical Permits 160 Location Improvement Permits 120 Government Work Order 3 4-New Dwellings</p>
<p><u>Liberty Twp~105</u> Building/ Electrical Permits 56 Location Improvement Permits 49 1-New Dwellings</p>	<p><u>Town of Fulton~13</u> Building/ Electrical Permits 8 Location Improvement Permits 5 0-New Dwellings</p>
<p><u>Union Twp~31</u> Building/ Electrical Permits 12 Location Improvement Permits 19 3-New Dwellings</p>	<p><u>Town of Kewanna~7</u> Building/ Electrical Permits 0 Location Improvement Permits 7 0-New Dwellings</p>
<p><u>Aubbeenaubbee Twp~28</u> Building/ Electrical Permits 17 Location Improvement Permits 11 3-New Dwellings</p>	<p><u>Richland Twp~31</u> Building/ Electrical Permits 17 Location Improvement Permits 14 2-New Dwellings</p>
<p><u>Newcastle Twp~62</u> Building/ Electrical Permits 33 Location Improvement Permits 29 3-New Dwellings</p>	<p><u>Wayne Twp~22</u> Building/ Electrical Permits 11 Location Improvement Permits 11 0-New Dwellings</p>

Total Splits Approved~55

3~ Aubbeenaubbe Twp
 5~Henry Twp
 3~Liberty Twp
 4~Newcastle Twp

5~Richland Twp
 21~Rochester Twp
 10~Union Twp
 4~Wayne Twp

Plan Commission Petitions: 2
TRC: 15

BZA Petitions: 43

- **Development Standard Variances~17**
 - 7 City of Rochester
 - 8 Fulton County
 - 1 Akron
 - 1 Fulton/Kewanna
- **Special Exceptions~4**
 - 1 City of Rochester
 - 3 Fulton County
 - 0 Akron
 - 0 Fulton/Kewanna

2023	
Total Plan Commission & Building Fees Collected	\$ 86,502.79
Location Improvement Permits, Petition Applications and copies	\$ 31,584.71
Fines	\$ 800.00
Fulton County Building Permit Fees	\$ 39,009.94
City Building Permit Fees and Registration Fees	\$ 15,108.14

2022	
Total Plan Commission & Building Fees Collected	\$81,714.32
Location Improvement Permits, Petition Applications and copies	\$28,219.50
Fines	\$8,130.91
Fulton County Building Permit Fees	\$31,579.17
City Building Fees and Registration Fees	\$13,784.74