

***ROCHESTER CITY  
BOARD OF ZONING APPEALS***

ROCHESTER CITY HALL  
320 MAIN ST.  
ROCHESTER, IN 46975  
WEDNESDAY, FEBRUARY 28, 2024  
6:00 P.M.

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**CALL TO ORDER**

**ELECTION OF OFFICERS**

**ADOPTION OF MEETING RESOLUTION**

**RULES OF PROCEDURE**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**DECEMBER 27, 2023**

**OLD BUSINESS:**

**NEW BUSINESS:**

Karmin Revees-Habitat for Humanity (#240013)  
Ad-Vance Magnetics (#240015)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS  
DECEMBER 27, 2023**

**ROCHESTER CITY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, DECEMBER 27, 2023**

**6:00 P.M.  
CITY HALL**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**OCTOBER 25, 2023**

**OLD BUSINESS:**

**NEW BUSINESS:**

Dean & Karen Friermood (BZA# 230779)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**ROCHESTER CITY BOARD OF ZONING APPEALS  
DECEMBER 27, 2023**

The Rochester City Board of Zoning Appeals met on Wednesday the 27<sup>th</sup> day of December 2023, at 6:00 P.M. in the Council Chambers located in the City Hall. Chairperson, Duane Border called the meeting to order at 6:00 P.M. The following members were present: Paul Zartman, Gloria Carvey, Teresa Houser and Duane Border. Also, in attendance were: Executive Director, Heather Redinger and Administrative Secretary, Kim Gard and Board Attorney, Andy Perkins.

It is duly noted that Dan Shafer was absent.

IN RE: MEETING MINUTES

October 25, 2023

Duane Border asked the Board for any deletions or corrections to be made to the October 25, 2023 minutes. Gloria Carvey moved to approve the October 25, 2023 Rochester City Board of Zoning Appeals minutes as written. Paul Zartman seconded the motion. Motion carried as follows: Paul Zartman, Gloria Carvey, Teresa Houser and Duane Border being in favor and no one opposing.

IN RE: NEW BUSINESS

Dean & Karen Frierhood (#230779)

Dean & Karen Frierhood (#230779) is requesting Development Standard Variances of approximately 13.7' off of the minimum lot frontage for the east lot, approximately 28.06' off of the minimum lot frontage for the west lot, approximately 4' off the rear yard setbacks for an existing building on the east lot, approximately 3011 sf off the minimum lot size for the east lot and approximately 3972 sf off of the minimum lot size for the west lot on property located at 1422 Ewing Rd., Rochester, IN within the Lake Residential (R3) District.

In the Lake Residential (R3) district the minimum lot frontage is 60', the rear yard setback is 10' and the minimum lot size is 6000 sf. Mr. and Mrs. Frierhood would like to split the lot. The frontage for the newly created lot to the east will be will be 46.3', the lot size will be approximately 2989 sf and the existing building will sit approximately 4' from the newly created rear lot line. The west lot will be approximately 2028 sf and the road frontage will be approximately 31.94', therefore, variances of 13.7' off of the minimum lot frontage for the east lot and 28.06' off of the minimum lot frontage for the west lot, approximately 6' off the rear yard setbacks for an existing building on the east lot and 3011 sf off the minimum lot size for the east lot and approximately 3972 sf off of the west lot is being requested.

Duane asked the petitioner if they had anything further to add.

Being nothing further to add, Duane asked the board if they had any questions.

Duane and Gloria both spoke of concerns of lot size.

Being no further board questions or comments, Duane entertained a motion to open the public hearing. Teresa Houser moved to open the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Paul Zartman, Gloria Carvey, Teresa Houser and Duane Border being in favor and no one opposing.

Being no public comment, Duane entertained a motion to close the public hearing. Teresa Houser moved to close the public hearing. Paul Zartman seconded the motion. Motion carried as follows: Paul Zartman, Gloria Carvey, Teresa Houser and Duane Border being in favor and no one opposing.

**ROCHESTER CITY BOARD OF ZONING APPEALS  
DECEMBER 27, 2023**

Being no further discussion, Duane entertained a motion regarding the petition. Teresa Houser moved to approve Dean & Karen Friermood (#230779) is requesting Development Standard Variances of approximately 13.7' off of the minimum lot frontage for the east lot, approximately 28.06' off of the minimum lot frontage for the west lot, approximately 4' off the rear yard setbacks for an existing building on the east lot, approximately 3011 sf off the minimum lot size for the east lot and approximately 3972 sf off of the minimum lot size for the west lot on property located at 1422 Ewing Rd., Rochester, IN within the Lake Residential (R3) District. Gloria Carvey seconded.

Administrative Secretary, Kim Gard conducted roll call vote.

Dan Shafer	Yea
Paul Zartman	Yea
Gloria Carvey	Yea
Duane Border	Yea

Petition for, Dean & Karen Friermood (#230779) is requesting Development Standard Variances of approximately 13.7' off of the minimum lot frontage for the east lot, approximately 28.06' off of the minimum lot frontage for the west lot, approximately 4' off the rear yard setbacks for an existing building on the east lot, approximately 3011 sf off the minimum lot size for the east lot and approximately 3972 sf off of the minimum lot size for the west lot on property located at 1422 Ewing Rd., Rochester, IN within the Lake Residential (R3) District. Passed with four votes being in favor and none opposing.

IN RE: PLAN DIRECTOR'S REPORT

Heather presented the board with the end of the month reports.

Being no further business to come in front of the Board of Zoning Appeals, Duane Border entertained a motion to adjourn the December 27, 2023 Rochester City Board of Zoning Appeals meeting. Teresa Houser moved to adjourn the December 27, 2023 Rochester City Board of Zoning Appeals meeting at 6:25 P.M. Paul Zartman seconded the motion. Motion carried as follows: Paul Zartman, Gloria Carvey, Teresa Houser and Duane Border being in favor and no one opposed.

ROCHESTER CITY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Kim Gard, Administrative Secretary

RESOLUTION 02262024

A RESOLUTION OF THE FULTON COUNTY AREA PLAN COMMISSION, OF THE COUNTY OF FULTON, INDIANA ESTABLISHING MEETING TIMES FOR 2024.

WHEREAS, the Fulton County Area Plan Commission has established that they will meet on the fourth (4th) Monday of each month at 7:00 P.M. unless that Monday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Tuesday at 7:00 P.M. in the Commissioners/Council Room at the Fulton County Office Building. If a County observed Holiday falls on the fourth (4th) Tuesday, as well as the fourth (4th) Monday, then the meeting will be held on the fourth (4th) Wednesday at 7:00 P.M.

WHEREAS, the Fulton County Area Plan Commission have established meeting times as set out under Indiana Code 36-2-2-6 et.seq.;

NOW THEREFORE, Be It Resolved by the Fulton County Area Plan Commission that:

1. The Fulton County Area Plan Commission will meet on the fourth (4th) Monday of each month at 7:00 P.M.; unless that Monday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Tuesday at 7:00 P.M. in the Commissioners/Council Room at the Fulton County Office Building. If a County observed Holiday falls on the fourth (4th) Tuesday, as well as the fourth (4th) Monday, then the meeting will be held on the fourth (4th) Wednesday at 7:00 P.M.
2. Other meetings will be scheduled and a public notice will be given.

Adopted this 26<sup>th</sup> day of February 2024.

FULTON COUNTY AREA PLAN COMMISSION

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Executive Secretary

Attest: \_\_\_\_\_  
Kim Gard, Administrative Secretary

# ROCHESTER CITY BOARD OF ZONING APPEALS

## *Rules of Procedure*

### **Article I. Authority and Duties**

- Section 1. The Rochester City Board of Zoning Appeals (hereinafter called "Board") exists as an advisory Board under the authority of IC 36-7-4-90I and Article 10 of the Zoning Ordinance of Fulton County, Indiana, and any amendments thereto. These rules are adopted in accordance with the requirements of IC 36-7-4-9I6.
- Section 2. The duties of the Board shall be those set forth in IC 36-7-4-900 et al., and such other responsibilities as may be required by state statute or Fulton County ordinance.

### **Article II. Officers, Members and Employees**

- Section 1. The Board shall consist of five (5) voting members, appointed in accordance with IC 36-7-4-902.
- Section 2. At its first regularly scheduled meeting in each calendar year, the Board shall select from its membership a Chairperson, Vice-chairperson, and a Secretary. Each shall serve during the period of their membership on the Board for the balance of the calendar year.
- Section 3. The Vice-chairperson shall have the authority to act as Chairperson of the Board during the absence or disability of the Chairperson. The Secretary shall have the authority to act as Chairperson in the absence or disability of the Chairperson and Vice-chairperson.
- Section 4. Upon resignation or replacement of the Chairperson, Vice-chairperson, or Secretary as a member of the Board, the Board shall elect a successor at its next regularly scheduled meeting.
- Section 5. The Board shall appoint and fix the duties of an Administrative Secretary, who is not required to be a member of the Board. The Administrative Secretary shall be charged with such duties as required under state statutes, Fulton County ordinances, and these rules.
- Section 6. If a vacancy occurs among the members of the Board, the appointing authority shall appoint a member for the unexpired term of the vacating member. The Administrative Secretary shall notify the appointing authority in writing when a member has been absent for three (3) consecutive meetings of the Board. Such absences may constitute cause for removal from the Board by the appointing authority under IC 36-7-4-906(f).
- Section 7. The Board may appoint such employees as are necessary for the discharge of its duties.

### **Article III. Meetings**

- Section 1. The regular meetings of the Board shall be the 4<sup>th</sup> Wednesday of each month at 6:00 pm. The location of the meeting shall be the Council Chambers of the City Hall Building. If the date of a regular meeting falls on a legal holiday, or if it is impossible to conduct the meeting at that time or place, the Chairperson may set an alternate date, time, or place for the regular meeting or may cancel the meeting with the unanimous consent of the members of the Board, provided the notice requirements of IC 5-I4-I.5 are complied with.
- (I) Whenever it is ascertained that there is no business for the Board of Zoning Appeals consideration, or that a quorum will not be available, the president may cancel a regular meeting by giving written or oral notice to all members, unless objected to by three (3) members of the Board of Zoning Appeals.

Section 2. The Chairperson or two (2) members of the Board, upon written request to the Administrative Secretary, may call special meetings. The Administrative Secretary shall send to all members, at least three (3) days before the special meeting, a written notice fixing the time and place of the meeting. Written notice is not required if:

- (1) The date, time, and place of the special meeting are fixed in a regular meeting;
- (2) All members of the Board are present at that regular meeting; and
- (3) The Administrative Secretary complies with notice requirements of IC 5-I4-I.5.

Section 3. The agenda shall list all items to be considered by the Board at the regular or special meeting. The Board shall consider no item unless it appears on the agenda. Any petitioner may withdraw any petition prior to the meeting at which it was to be considered.

The agenda shall be sent by first-class mail **and/or email** to all members of the Board and shall be available for public inspection at the Plan Commission office no later than 10 days before any regular meeting. The agenda shall be posted at the meeting site no later than 2 days before the meeting.

Section 4. The Chairperson of the Board shall preside over meetings and hearings, decide questions of order, subject to appeal by Board members, and preserve decorum in the meeting room. The Chairperson may warn any person present that particular conduct is a breach of courtesy and may order a person expelled from the meeting for disruptive conduct.

Section 5. The Administrative Secretary shall keep minutes of its proceedings and record the vote on all actions taken. The Board shall also make written findings of fact in all cases heard by it.

Section 6. All regular and special meetings shall be opened to the public as required by IC 5-I4-I.5, except as provided by law in relation to executive sessions, IC 5-I4-I.5.

#### **Article IV. Official Action**

Section I. A majority of the members of the Board who are qualified to vote shall constitute a quorum. Action of the Board shall not be official unless it is authorized at a regular or properly called special meeting by a majority of the entire membership of the Board.

Section 2. Voting by the Board shall be by roll call vote of the members. All members present shall vote on every question unless they are permitted to abstain by the presiding officer.

Section 3. No member of the Commission shall participate in a hearing or decision of the Board upon any zoning matter in which the member has a direct or indirect financial interest. A member shall declare his or her known conflict of interest. The Board shall enter into its records the fact that the member has such a disqualification, and the name of the alternative member, if any, who participates in the hearing or decision in place of the regular member.

Section 4. In the event a majority vote of the Board cannot be achieved due to absences, permitted abstentions, or disqualifications, the matter shall be rescheduled for the next regular meeting at the request of any Board member, a petitioner or a remonstrator.

Section 5. Any member of the Board who voted with the majority may call for a reconsideration of any vote at the same meeting of the Board at which it passed, and, if sustained by a majority of the votes, the reconsideration shall be ordered.

## Article V. Minutes and Records

- Section 1. The Administrative Secretary of the Board shall prepare and maintain minutes of its meetings. The minutes shall include the vote of each member on each question presented or indicated that the member is absent, abstaining with permission, or not voting because of a disqualification.
- Section 2. The minutes of the Board meetings and all records shall be filed in the office of the Plan Commission and are public records, as defined by IC 5-14-3.
- Section 3. The minutes shall be presented to the Board for approval at the next succeeding regular meeting. When approved, the minutes shall be signed by the Chairperson and attested by the Administrative Secretary.

## Article VI. Public Hearings

- Section 1. The Board shall hold such public hearings as are required by state statute and Fulton County ordinances. The Board may hold additional hearings at such times and places upon such notice as it considers necessary.

## Article VII. Petition Procedures

- Section 1. The procedures to be followed when a notice of violation and/or fines are appealed before the Board are as follows:
- (1) Any person receiving a notice of violation and/or fines may appeal the violation and/or fine to the Board or to the court of jurisdiction. A written statement from the person in violation shall be submitted to the Plan Director via Certified Mail at least three (3) days prior to the date the fine is due.
  - (2) Fines due will be postponed until the Board or court of jurisdiction have made a ruling as to the violation and/or fine. The person(s) shall have thirty (30) days to file for a hearing with the Board or court of jurisdiction. Also the person(s) in violation shall have a maximum of two (2) years to complete the hearing process with the Board. Failure to meet these deadlines will reinstate all fines due by the person(s) in violation.
  - (3) No additional notices will be issued by the Plan Commission in the event the person(s) in violation has (have) submitted a written statement of their intention to appeal or go to trial.
- Section 2. The petition procedures for development standard variances, use variances and special exceptions are as follows:
- (1) Development Standard Variances: The following procedure applies to Variance Petitions.
    - (a) Submit a Variance application, required supportive information, and application fee at least thirty (30) days prior to the regularly scheduled Board meeting.
    - (b) The Board will then review the variance application and required supportive information, testimony of the petitioner, and testimony of the public at their next regularly scheduled public meeting. The Board may approve, deny or table the petition. The Board may add conditions to an approval. Approvals shall only be granted upon finding of fact that there is a hardship
    - (c) The intensity of the variance may be reduced at the public hearing if approved by the Board.
  - (2) Special Exceptions: The following procedure applies to Special Exception Petitions.
    - (a) Submit a Special Exception application, required supportive information, and application fee at least thirty (30) days prior to the regularly scheduled Board meeting.
    - (b) The Board shall then review the Special Exception application, required supportive information, testimony of the petitioner, and testimony of the public at their next regularly scheduled public meeting. The Board may approve, deny or table the petition. The Board may add conditions to an approval.
  - (3) Amended Special Exception Petitions: the following procedure applies to a request for the amendment of a previously approved Special Exception.



- (a) Submit a request to amend a previously approved Special Exception petition, required supportive information, and application fee at least thirty (30) days prior to the regularly scheduled Board meeting.
  - (b) Advertise a public hearing notice and interested party notifications required for a special exception request.
  - (c) The Board shall then review the Special Exception application, required supportive information, testimony of the petitioner, and testimony of the public at their next regularly scheduled public meeting. The Board may approve, deny or table the petition. The Board may add conditions to an approval.
- (4) Special Exception Extensions: The following procedure applies to a request to extend the timeline for the establishment of a previously approved Special Exception Petition.
- (a) Submit a request to extend the timeline for the establishment of an approved Special Exception petition, required supportive information, and application fee at least thirty (30) days prior to the regularly scheduled Board meeting.
  - (b) Advertise a public hearing notice and interested party notifications required for a special exception request.
  - (c) The Board shall then review the Special Exception application, required supportive information, testimony of the petitioner, and testimony of the public at their next regularly scheduled public meeting. The Board may approve, deny or table the petition. The Board may add conditions to an approval.

Section 3. The petition procedures for administrative appeals are as follows:

- (1) Submit a written statement specifying the grounds for the appeal and any applicable supporting material within 30 days of the decision alleged to be in error.
- (2) The administrative official or body from which the appeal is taken shall transmit to the Board all documents, plans and papers constituting the record of action from which the appeal is taken.
- (3) Administrative appeals require public notice in the newspaper per I.C. 5-3-I-2 and 5-3-I-4.
- (4) At their next regularly scheduled public meeting, the Board shall then review:
  - (a) The written statement and supportive material by the petitioner,
  - (b) The record of action supplied by the administrative official from which the appeal is taken.
  - (c) Testimony of the petitioner, and
  - (d) Testimony of the administrative official or body from which the appeal is taken.
  - (e) Testimony by members of the public.

## Article VIII. Appearances

Section 1. The petitioner or the petitioner's agent must appear in person or by counsel to present a petition or remonstrance to the Board and for the Board to consider the case. If no person appears on behalf of a petition, the petition may be tabled until the following meeting or dismissed under Section 2 of this Article.

Section 2. The Board's Administrative Secretary or staff must be informed prior to the meeting if the petitioner requests a time extension. The Chairperson will determine whether the petitioner's reasons warrant an extension. If the petitioner or the petitioner's agent fails to appear at the meeting for which the extension was given without sufficient reason, the petition may be dismissed.

## Article IX. Order of Business

Section 1. The order of business at a regular meeting shall be:

- (1) Call to Order;
- (2) Roll Call and determination of quorum;
- (3) Consideration of minutes of previous meeting;

- (4) Old Business (tabled or continued items);
- (5) New Business;
- (6) Report of Officers and Committees;
- (7) Public Comments;
- (8) Adjournment.

Section 2. The order of business for special meetings shall be:

- (1) Call to Order;
- (2) Roll Call and determination of quorum;
- (3) The business for which the special meeting was called;
- (4) Adjournment.

Section 3. The Board shall act on each petition and subsets of the petition in the following order:

- (1) The Board Chairperson shall open the public hearing and introduce the appeal and may request a report from the Plan Director on the matter. The Chairperson shall then allow the petitioner, or his representative, to present the appeal. The Board shall not take action on an appeal if the petitioner or an agent of the petitioner is not present. The presentation of the appeals shall be limited to a maximum of 10 minutes, unless otherwise permitted by the Board. The chairperson, subject to appeal by the Board, may limit the testimony to new information pertinent to the petition presented.
- (2) If there are any questions by the Board, they may ask the petitioner or the staff prior to the opening of the public hearing.
- (3) Being no objections otherwise, the Chairperson will open the public hearing.
- (4) The Chairperson will recognize persons interested in speaking in favor of the granting of the appeal. Those persons will be given a maximum of 10 minutes to speak unless otherwise permitted by the Board. The Chairperson, subject to appeal from the Board, may limit testimony to information pertinent to the petition presented.
- (5) The Chairperson will then recognize persons interested in speaking in against of the granting of the appeal. Those persons will be given a maximum of 10 minutes to speak unless otherwise permitted by the Board. The Chairperson, subject to appeal from the Board, may limit testimony to information pertinent to the petition presented.
- (6) Statements by a group representative of an area or interest in the matter shall be given by a representative of the group. Additional comments by members of that group will only be heard if they represent another point of new information.
- (7) The Chairperson may permit the petitioner to answer any questions or offer rebuttal to comments made by the public. The petitioner will be given a maximum of 10 minutes to do so unless otherwise permitted by the Board. The Chairperson, subject to appeal from the Board, may limit testimony to information pertinent to the petition presented.
- (8) The Chairperson may permit additional comments from the public as necessary to clarify any issues. Those persons will be given a maximum of 10 minutes to do speak unless otherwise permitted by the Board. The Chairperson, subject to appeal from the Board, may limit testimony to information pertinent to the petition presented.
- (9) The Chairperson will ~~then entertain a motion~~ to close the public ~~comments~~ hearing.
- (10) The Chairperson will then allow the Board to discuss and question the appeal and the facts presented and entertain motions for approval, denial or the tabling of the appeal.
- (11) The Chairperson will entertain a motion ~~to close the hearing, and if approved, will close the hearing, regarding the petition~~
- (12) The voting by the Board shall be by roll call except the Chairperson, who shall vote last.
- (13) A majority vote by at least 3 Board members is required to act on a case.

Section 4. The Board may continue any item that has not been dismissed, from one meeting to another without further public notice provided that an announcement of the date, time, and place of the reconvened meeting is made at the original meeting and recorded in the minutes.

Section 5. Persons wishing to remonstrate a petition before the Board may do so in writing to the Plan Commission Office or present their statement during the public hearing. Written remonstrances will be presented by the Plan Director to the Board at their regular meeting.

Section 6. Persons wishing to submit signed petitions in favor or against an appeal before the Board may do so by submitting it to the Plan Commission Office or the Board during the public hearing. Petitions should include the street addresses of the persons signing it.

Section 7. On each appeal for a Development Standard Variance, ~~a Use Variance~~ or a petition for Special Exception, the Board will complete the appropriate Findings of Fact form as per requirements of the Zoning Ordinance. For an appeal to be approved, at least 3 members must find that all requirements for that request have been met. The Plan Director will keep all signed Findings of Fact forms in the case file.

## Article X. Appeal Procedure

Section 1. Every petitioner seeking an appeal of a development standard variance, ~~use variance~~ or special exception an administrative determination shall complete an application form supplied by the Board. The Board may require the petitioner to submit any additional information it deems relevant for consideration.

Section 2. Appeals from decisions of the Board shall be governed by I.C. 36-7-4-I600, or subsequent applicable statute governing judicial review.

## Article XI. Notice Requirements

Section 1. For the purpose of IC 36-7-4-920(b), any person with a legal interest in property subject to a petition before the Board or the owner of any abutting property is an interested party. Interested parties are further defined as follows: Interested parties for a Development Standard Variance or Special Exception petitions will be adjoining property owners; streets and alleys are not to be used as a divider.

Section 2. Adequate notice ~~is given under these rules if:~~

(1) 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

~~(2) Signatures written on a form supplied by the Plan Commission are presented with the application's supportive information to the Board. 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.~~

~~(a) The form shall state the date, time, and place of the hearing, the name of the petitioner, and a brief description of the variance or special exception requested.~~

~~(b) If the petitioner cannot obtain the signature of an interested party because the party is not a resident of Fulton County, is unable for some other reason to sign the form, or refuses to sign the form, the petitioner must notify the Administrative Secretary of the failure to obtain the signature at least 10 days before the hearing and execute a statement under penalty of perjury stating the reasons for the failure to obtain the signature.~~

- ~~(c) The Administrative Secretary shall, at least 5 days before the hearing, send a copy of the notice by first class mail to any interested party whose signature the petitioner has not been able to obtain.~~
- ~~(d) The completed form must be filed with the Board before it may act on the petition.~~
- ~~(3) The personal appearance at the hearing also shall constitute evidence of notice.~~
- (4) The Board shall give legal notice at least 10 days prior to the public hearing in accordance with IC 5-3-1, with this notice stating the date, time, and place of the hearing, the name of the petitioner, and a brief description of the property subject to the petition.

Section 3. ~~The person appealing a decision or applying for a development standard variance, or special exception is required to assume the costs of public notice and due notice to interested parties. The Plan Commission will prepare, publish legal notice and send due notices to all required interested parties.~~

### Article XII. Commitments

Section 1. The Board may require the owner of a parcel of property to make a written commitment concerning the use or development of that parcel.

Section 2. For the purposes of IC 36-7-4-1015, the Board or any person claiming to be adversely affected by any commitment is entitled to enforce the commitment.

Section 3. A commitment shall be created by the owner of the property by affixing his or her signature to a written statement of the terms of the commitment. The signed commitment shall be attached to the petition and entered into the minutes of the Board by the Administrative Secretary.

Section 4. A commitment may be modified or terminated only by a decision of the Board made at a public hearing after notice is given in accordance with the requirements set forth in Article X of these Rules.

Section 5. If any person fails to abide by a commitment, that person commits a violation of the zoning ordinance. The commitment shall be enforced in accordance with the provisions of the zoning ordinance.

### Article XIII. Amendments

Amendments to these rules of procedure may be made by the Board at any regular or special meeting upon the affirmative vote of a majority of the members of the Board. The suspension of any rule may be ordered at any meeting by a two-thirds (2/3<sup>rd</sup>) vote of the quorum.

### Article XIV. Repeal

All previous rules and regulations heretofore adopted by the Rochester City Board of Zoning Appeals are hereby expressly repealed, as of the effective date of these rules. Rules of Procedure of the Fulton County Board of Zoning Appeals, Indiana, approved by the affirmative vote of three members of said Board at the regular meeting of the Board held on the 4<sup>th</sup>, day of February 2008.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Attest: Kim Gard, Administrative Secretary

February 28, 2024

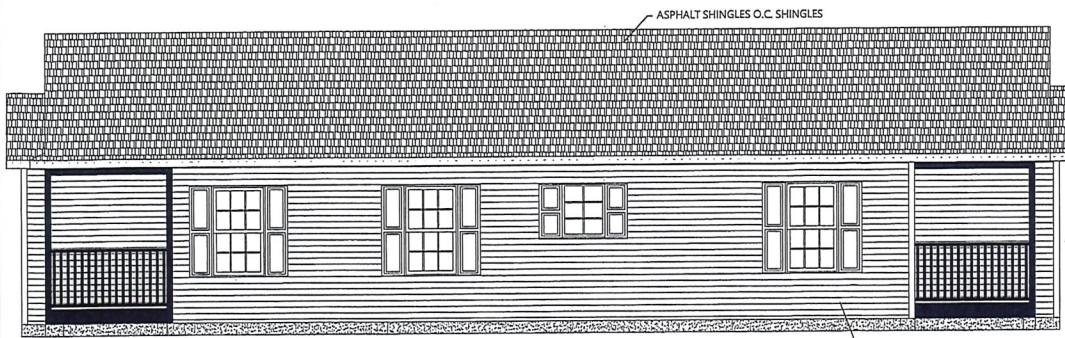
**Docket #240013**  
**Karmin Reeves-Habitat for Humanity**  
**Development Standard Variance**

Karmin Reeves-Habitat for Humanity #BZA (240013) is requesting a Development Standard Variance of approximately 6' off of the north side yard setbacks for the purpose of a site-built home, on property located at 1016 Monroe St., Rochester IN, within Residential (R1) district.

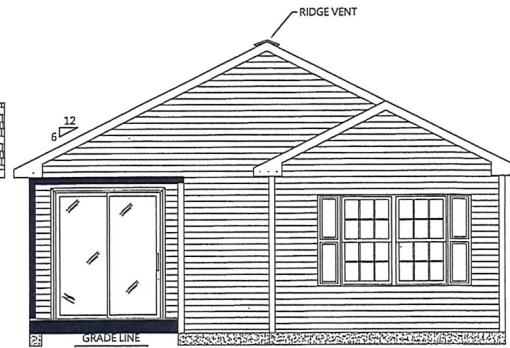
In the Residential (R1) district the side yard setbacks for a primary structure is 10'. Habitat for Humanity would like to construct a 26'-2" x 57'-4" home that would sit approximately 4' off of the north property line. Therefore, a variance of 6' off of the north property line to construct a new home is being requested.

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The request is for a Development Standard Variance of approximately 6' off of the north side yard setbacks for the purpose of a site-built home, on property located at 1016 Monroe St., Rochester IN, within Residential (R1) district.



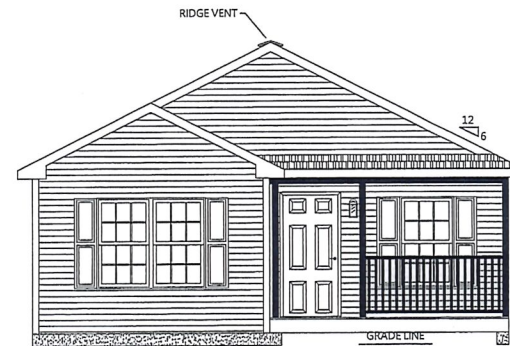
VIEW FACING SOUTH  
(VIEW FROM ALLEY)



VIEW FACING EAST  
(BACK YARD VIEW)



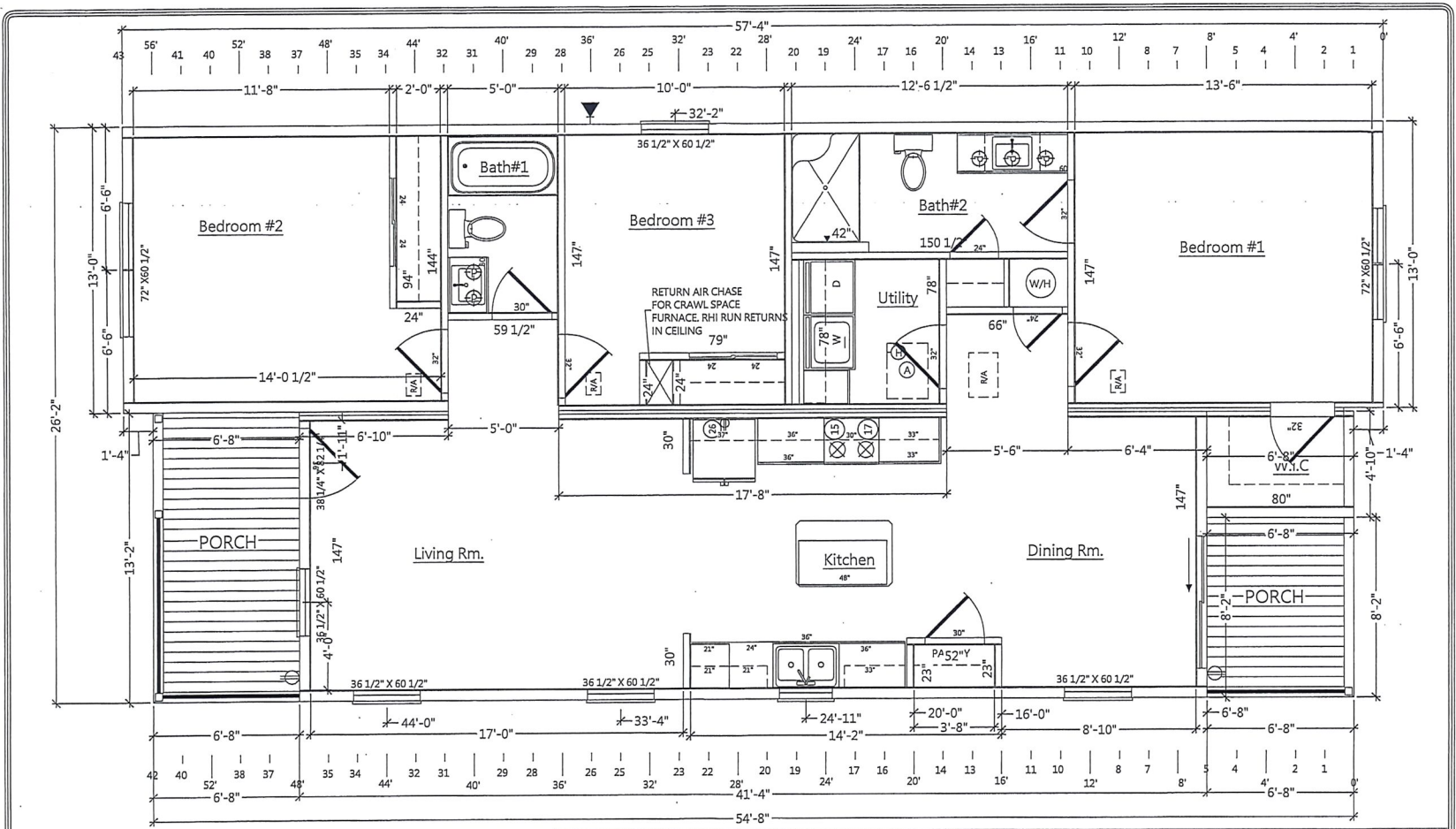
VIEW FACING NORTH



VIEW FACING WEST  
(VIEW AS IF STANDING ON MONROE)

MODEL: #	CUSTOM	DWG: ELEVATION	
DRAWN BY:	TM	SCALE: 3/16"=1'-0" on 11"x17"	DATE: 1/29/2024
SN:		FILE: 004-24	BUILDER: RHI
BUILDING QUALITY, AFFORDABLE HOMES AND TRUSTING RELATIONSHIPS		CUSTOMER:	FULTON COUNTY HABITAT





TOTAL SQ. FT=1322  
(NOT INCLUDING PORCH)

MODEL: #	CUSTOM	DWG: PRELIMINARY		
DRAWN BY:	TM	SCALE: 1/4"=1'-0" on 11"x17"	DATE: 1/29/24	REV.
SN:		FILE: 004-24	BUILDER: RHI	CUSTOMER: FULTON COUNTY HABITAT
BUILDING QUALITY, AFFORDABLE HOMES AND TRUSTING RELATIONSHIPS				

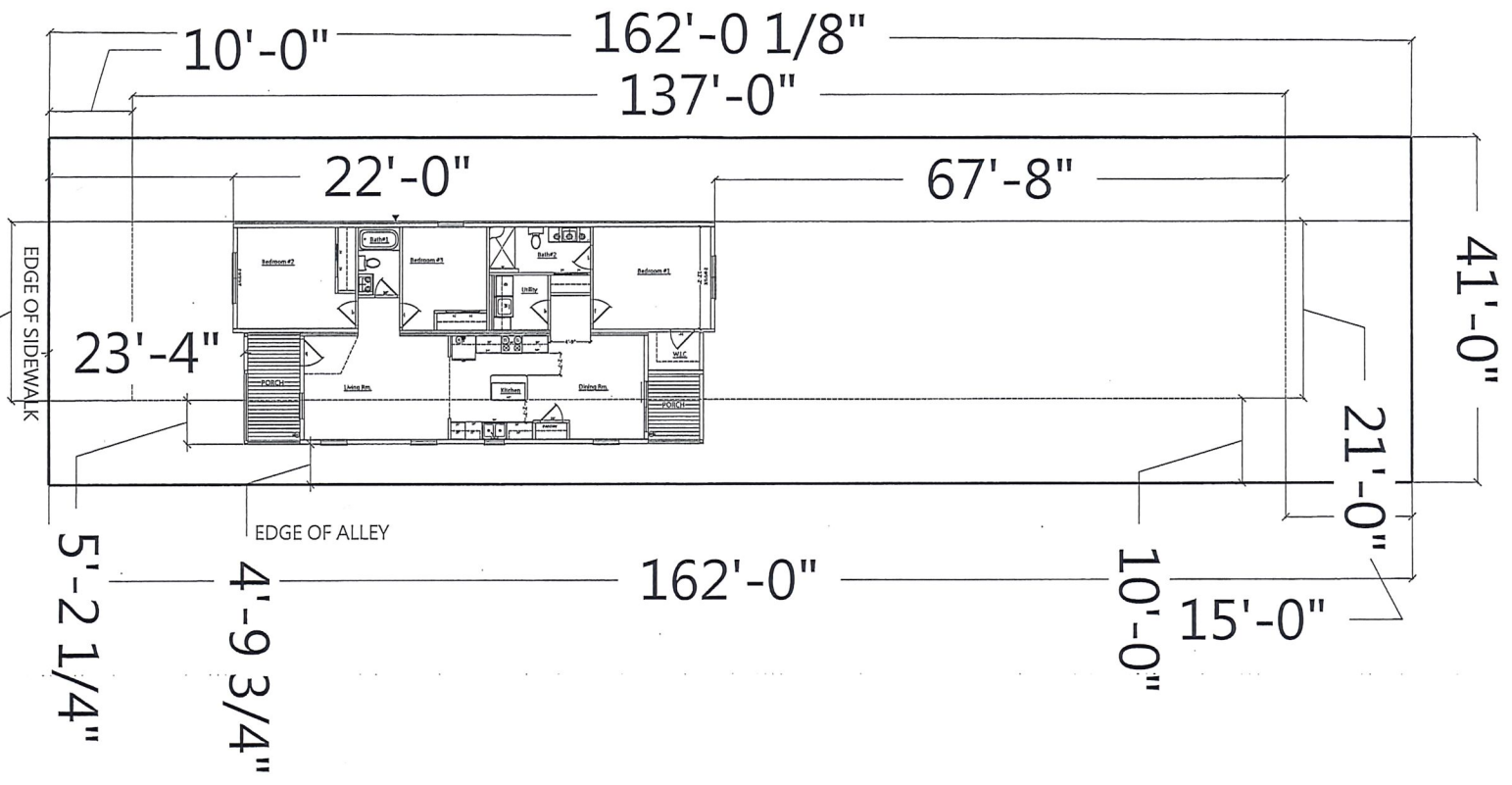






MONROE STREET

21'-3"



10'-0"

162'-0 1/8"

137'-0"

22'-0"

67'-8"

23'-4"

41'-0"

21'-0"

EDGE OF ALLEY

162'-0"

10'-0"

15'-0"

5'-2 1/4"

4'-9 3/4"

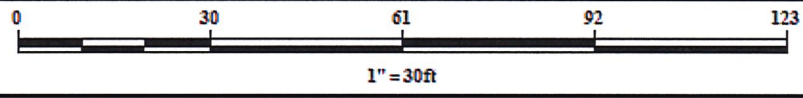


**Townships**  
 Feature Name:  
 — Rochester Twp

- Parcels
- City Town Boundary
- Sections
- Peacetree Village - St

- Addresses
- ▲ Permits - Accessory
- Bldg Permits

- Parcels
- Lots
- Highways
- Roads
- Tippecanoe River
- Permits - Access
- Permits - Comm
- Bldg Permits



## 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 Special Exception Before the Rochester City Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Karmin Reeves-Habitat for Humanity #240013

Located at: 1016 Monroe St., 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
Christopher Woodcox	1014 Monroe St Rochester, IN 46975	✓
Crystal M Dilts	1017 Monroe St Rochester, IN 46975	✓
Kevin J & Kimberly K Antrim	1018 Monroe St Rochester, IN 46975	✓
Burnice Hayes III	1017 Madison St Rochester, IN 46975	✓

**Docket #240015**  
**Ad-Vance Magnetics**  
**Special Exception**

Ad-Vance Magnetics (#240015) is requesting a Special Exception to allow a medium size roof mounted solar system, located at 625 Monroe St., Rochester IN, within Industrial (IN) district.

In the Industrial (IN) district a medium size roof mounted solar system is special exception use. A medium size roof mount solar is 1750sf – 40,000sf. Ad-Vance Magnetics would like to construct a medium size roof mounted solar system, therefore, a special exception to allow a medium size roof mount solar system is being requested.

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The request is for a Special Exception to allow a medium size roof mounted solar system, located at 625 Monroe St., Rochester IN, within Industrial (IN) district.



PROPOSED SITE FOR ROOF MOUNTED SOLAR



PROPERTY INFORMATION

<b>25-07-92-205-009.000-009</b>		<b>AD-VANCE MAGNETICS INC</b>	
<b>General Information</b>	<b>Ownership</b>		
Parcel Number	AD-VANCE MAGNETICS INC		
25-07-92-205-009.000-009	625 MONROE ST		
Local Parcel Number	ROCHESTER, IN 46975		
010101001			
<b>Tax ID:</b>	<b>Legal</b>		
	LOT 206, 297, 298 R & H		
<b>Routing Number</b>			
07-92-200-168			
<b>Property Class 340</b>			
Light Manufacturing & Assembly			
<b>Year: 2023</b>	<b>Assessment Year</b>		
	2023		
<b>Location Information</b>	<b>Reason For Change</b>		
County	WIP		
Fulton	12/01/2022		
<b>Township</b>	<b>Valuation Method</b>		
ROCHESTER TOWNSHIP	1.0000		
	<b>Equalization Factor</b>		
	Notice Required		

<b>25-07-92-205-008.000-009</b>		<b>AD-VANCE MAGNETICS INC</b>	
<b>General Information</b>	<b>Ownership</b>		
Parcel Number	AD-VANCE MAGNETICS INC		
25-07-92-205-008.000-009	625 MONROE ST		
Local Parcel Number	ROCHESTER, IN 46975		
0101010100			
<b>Tax ID:</b>	<b>Legal</b>		
	IN SE NE 1/4 32 MRL . 68 A.		
<b>Routing Number</b>			
07-92-200-169			
<b>Property Class 300</b>			
Vacant Land			
<b>Year: 2023</b>	<b>Assessment Year</b>		
	2023		
<b>Location Information</b>	<b>Reason For Change</b>		
County	WIP		
Fulton	12/01/2022		
<b>Township</b>	<b>Valuation Method</b>		
ROCHESTER TOWNSHIP	1.0000		
	<b>Equalization Factor</b>		
	Notice Required		

<b>25-07-92-205-003.010-009</b>		<b>AD-VANCE MAGNETICS INC</b>	
<b>General Information</b>	<b>Ownership</b>		
Parcel Number	AD-VANCE MAGNETICS INC		
25-07-92-205-003.010-009	625 MONROE		
Local Parcel Number	ROCHESTER, IN 46975		
01010101110			
<b>Tax ID:</b>	<b>Legal</b>		
	SE NE 32 MRL 35' X 167' ADJ TO RR R/W . 134 A		
<b>Routing Number</b>			
07-92-200-170			
<b>Property Class 300</b>			
Vacant Land			
<b>Year: 2023</b>	<b>Assessment Year</b>		
	2023		
<b>Location Information</b>	<b>Reason For Change</b>		
County	WIP		
Fulton	12/01/2022		
<b>Township</b>	<b>Valuation Method</b>		
ROCHESTER TOWNSHIP	1.0000		
	<b>Equalization Factor</b>		
	Notice Required		

<b>PROJECT NAME &amp; LOCATION</b>	<b>SHEET INDEX</b>
AD-VANCE MAGNETICS 625 MONROE ST ROCHESTER, IN 46975 574-223-3150	COVER SHEET A-1 SITE PLAN A-2 SINGLE-LINE DIAGRAM A-3 PANEL SPECIFICATION A-4 MICROINVERTER SPEC.
<b>SOLAR SYSTEM SUMMARY</b>	<b>LEGEND</b>
ONE SOLAR ENERGY SYSTEM: THE SYSTEM IS MADE UP OF 380 HELIOHELIX 44HC M10 BIFACIAL 530W PANELS. TOTAL DC SIZE OF 201.4kW.	SOLAR ARRAY PROPERTY LINES HOMERUN ELECTRICAL WIRE PANEL BOX AC SOLAR DISCONNECT SWITCH UTILITY METER
THE SYSTEM IS MADE UP OF A TOTAL OF 95 AP SYSTEMS QT2 480V INVERTERS WITH A MAX CONTINUOUS OUTPUT POWER OF 7200VA. TOTAL AC SIZE: 164.1kW	
THE PROJECTED COST OF THE PROJECT IS \$364,500.00	
TOTAL SQUARE FOOT: 10,575	
<b>PARCEL #S</b>	
25-07-92-205-003.010-009 25-07-92-205-009.000-009 25-07-92-205-009.000-009	

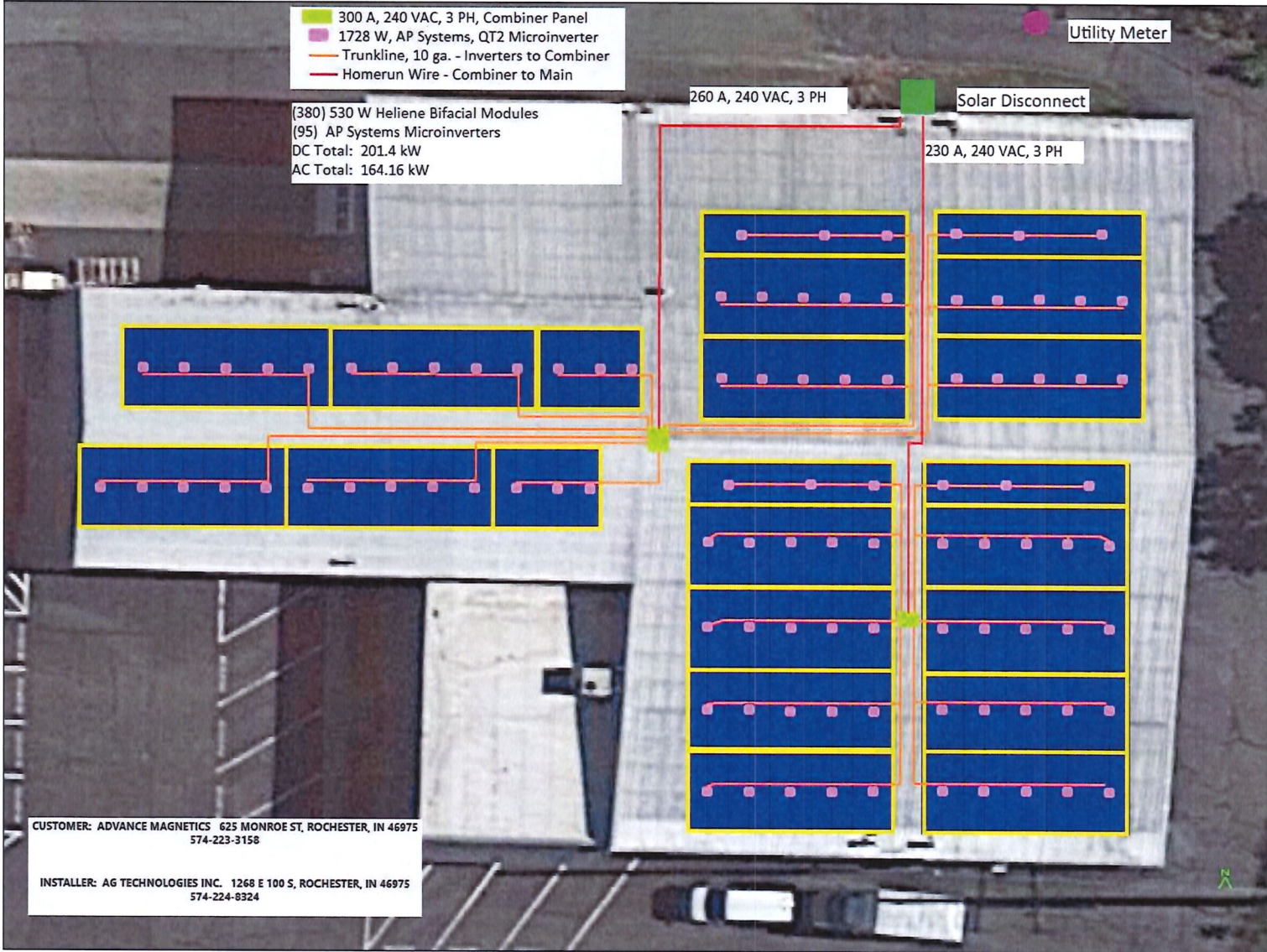
APPROVED VENDOR OF ILLINOIS SHINES  
DISTRIBUTED GENERATION INSTALLER

BOZZET No. 190992  
1260 E. 100 S. ROCHESTER, INDIANA 46975 | 574-224-8524

AD-VANCE MAGNETICS SOLAR ENERGY SYSTEM

PRODUCED BY: ENCA TITLE SCALE: AS NOTED  
DATE: 01/10/2024  
BUILDING PERMIT PARTICIPATION FOR THE SOLAR ENERGY SYSTEM BY FULTON CO. ORIGINAL

<b>REGULATIONS TO BE COMPLIANT WITH (CURRENT LOCAL ADOPTED CODES):</b>	<b>GENERAL DRAWING NOTES</b>
2015 International Building Code (IBC) 2015 International Fire Code (IFC) 2015 International Mechanical Code (IMC) 2015 International Fuel Gas Code (IFGC) 2015 International Pool and Spa Code (IPSC) 2015 International Existing Building Code (IEBC) 2018 International Energy Conservation Code (IECC) 2011 National Electric Code (NEC) 1997 Illinois Accessibility Code 2014 Illinois State Plumbing Code	1. SITE PLANS 2. CALL OUT 3. MECHANICAL 4. ELEVATION 5. ELECTRICAL 6. SPEC. 7. REFERENCE
<b>CONTRACTOR / INSTALLER MUST CONTACT 811 BEFORE DIGGING</b>	
COVERSHEET	



■ 300 A, 240 VAC, 3 PH, Combiner Panel  
● 1728 W, AP Systems, QT2 Microinverter  
— Trunkline, 10 ga. - Inverters to Combiner  
— Homerun Wire - Combiner to Main

(380) 530 W Heliene Bifacial Modules  
 (95) AP Systems Microinverters  
 DC Total: 201.4 kW  
 AC Total: 164.16 kW

CUSTOMER: ADVANCE MAGNETICS 625 MONROE ST, ROCHESTER, IN 46975  
 574-223-3158

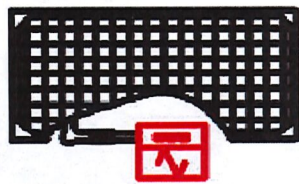
INSTALLER: AG TECHNOLOGIES INC. 1268 E 100 S, ROCHESTER, IN 46975  
 574-224-8324

<b>PROJECT NAME &amp; LOCATION</b> ADVANCE MAGNETICS 625 MONROE ST ROCHESTER, IN 46975 574-223-3158		<b>SHEET INDEX</b> COVER SHEET A-1 SITE PLAN A-2 SINGLE-LINE DIAGRAM A-3 PANEL SPECIFICATION A-4 MICROINVERTER SPEC.	
<b>SOLAR SYSTEM SUMMARY</b> SITE SOLAR ENERGY SYSTEM: THE SYSTEM IS MADE UP OF 380 HELIENE BIFACIAL M10 BIPACIAL 530W PANELS. TOTAL DC SIZE OF 201.4kW.		<b>LEGEND</b> ■ SOLAR ARRAY — PROPERTY LINES — HOMERUN ELECTRICAL WIRE □ PANEL BOX ■ AC SOLAR DISCONNECT SWITCH ● UTILITY METER	
SYSTEM IS MADE UP OF A TOTAL OF 95 AP SYSTEMS QT2 480V INVERTERS WITH A MAX CONTINUOUS OUTPUT POWER OF 1728VA. TOTAL AC SIZE: 164.16kW.		THE PROJECTED COST OF THE PROJECT IS \$364,500.00	
TOTAL SQUARE FOOT: 10,575		PARCEL P#: 25-07-92-205-003.010-009 25-07-92-205-003.000-009 25-07-92-205-009.000-009	
<b>SOLARCHIT.</b> AG TECHNOLOGIES INC.		APPROVED VENDOR OF ILLINOIS SHINES DISTRIBUTED GENERATION INSTALLER 1268 E. 100 S, ROCHESTER, IN 46975   WWW.SOLARARCHIT.COM	
ADVANCE MAGNETICS SOLAR ENERGY SYSTEM 01/10/2024 PRODUCED BY: ERECA NTER. SCALE: AS NOTED BUILDING PERMIT APPLICATION FOR PROPOSED RESIDENTIAL SOLAR ENERGY SYSTEM IN FULTON CO.		1268 E. 100 S, ROCHESTER, IN 46975 PROJECT NO: 24000003 DATE: 01/10/2024	
PROJECT IS TO BE COMPLIANT WITH CURRENT LOCAL APPLICABLE CODES: 2015 International Building Code (IBC) 2015 International Fire Code (IFC) 2015 International Mechanical Code (IMC) 2015 International Fuel Gas Code (IFGC) 2013 International Food and Drug Code (IFDC) 2015 International Existing Building Code (IEBC) 2015 International Energy Conservation Code (IECC) 2011 National Electric Code (NEC) 1997 Illinois Accessibility Code 2014 Illinois State Plumbing Code		<b>GENERAL REMARKS/NOTES</b> The installation of this solar energy system shall comply with all applicable codes currently adopted by the county of Fulton, IN and the city of Fulton, IN. All work shall be in accordance with the project.	
CONTRACTOR / INSTALLER MUST CONTACT 811 BEFORE DIGGING		<b>KEY</b> C - SITE PLANS CO - CALL OUT ME - MECHANICAL EL - ELEVATION EC - ELECTRICAL SPEC - SPECIFICATION REF - REFERENCE	
		A-1	

(380) Heliene 144HC M10, 530 W, Bifacial Solar Panels  
 (95) AP Systems, QT2 - 1728 W Microinverters

DC Total: 201.4 kW  
 AC Total: 164.16 kW

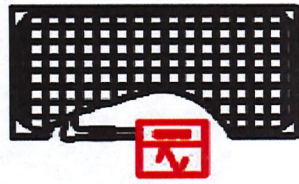
(152) Heliene 530 W Panels  
 (38) AP Systems 1728 W Inverters



240 VAC, 3 Ph, 200 A Combiner Panel

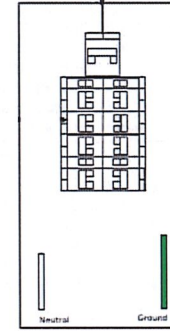
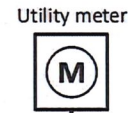
Solar AC Disconnect Switch  
 400 A, Lockable, Spade, Fused

(228) Heliene 530 W Panels  
 (57) AP Systems 1728 W Inverters



240 VAC, 3 Ph, 400 A Combiner Panel

Solar Tie-In at Line Side of  
 Main Service Panel



Main Service Panel

**ADVANCE MAGNETICS**

Address:  
 625 Monroe St  
 Rochester, IN 46975

Date: 1-4-24  
 By: D. Smith

**Ag Technologies Inc.**  
 574-224-8324  
 www.solarcam.us

<b>PROJECT NAME &amp; LOCATION</b> ADVANCE MAGNETICS 625 MONROE ST ROCHESTER, IN 46975 574-224-8324	<b>SHEET INDEX</b> A-1 SITE PLAN A-2 SINGLE LINE DIAGRAM A-3 PANEL SPECIFICATION A-4 MICROINVERTER SPEC.
<b>SOLAR SYSTEM SUMMARY</b> ONE SOLAR ENERGY SYSTEM: THE SYSTEM IS MADE UP OF 360 HELIENE 144HC M10 BIFACIAL 530W PANELS. TOTAL DC SIZE OF 201.4kW.	<b>LEGEND</b> SOLAR ARRAY PROPERTY LINES HOMERUN ELECTRICAL WIRE PANEL BOX AC SOLAR DISCONNECT SWITCH UTILITY METER
<b>SYSTEM IS MADE UP OF A TOTAL OF 95        AP SYSTEMS QT2 400V INVERTERS WITH        A MAX CONTINUOUS OUTPUT POWER OF        1728VA. TOTAL AC SIZE 164.16kW.</b>	
<b>THE PROJECTED COST OF THE PROJECT        IS \$364,500.00</b>	
<b>TOTAL SQUARE FOOT: 10,575</b>	
<b>PARCEL #S:</b> 25-07-92-205-003.010-009 25-07-92-205-006.000-009 25-07-92-205-009.000-009	

<b>SOLARcam</b>  <b>AG TECHNOLOGIES INC.</b>	<b>APPROVED VENDOR OF ILLINOIS SHINES        DISTRIBUTED GENERATION INSTALLER</b> LICENSE # 003 S. ROCHESTER, INDIANA 46975   574-224-8324 ADVANCE MAGNETICS SOLAR ENERGY SYSTEM DIVISION - PHOTOVOLTAIC (PV) SYSTEMS BUILDING PERMIT APPLICATION FOR PHOTOVOLTAIC SOLAR ENERGY SYSTEM IN TAITOON, CO. ORDER#
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<b>PROJECT IS TO BE COMPLY WITH CURRENT LOCAL        ADOPTED CODES:</b> 2015 International Building Code (IBC) 2015 International Fire Code (IFC) 2015 International Mechanical Code (IMC) 2015 International Fuel Gas Code (IFGC) 2015 International Pool and Spa Code (IPSC) 2015 International Existing Building Code (IEBC) 2015 International Energy Conservation Code (IECC) 2011 National Electric Code (NEC) 1997 Illinois Accessibility Code 2014 Illinois State Plumbing Code	<b>GENERAL EXPLANATION:</b> This system shall conform to the National Electrical Code (NEC) and the applicable codes of the state of Illinois, during construction of the system.
<b>CONTRACTOR / INSTALLER        MUST CONTACT 811        BEFORE DIGGING</b>	<b>KEY:</b> S - SITE PLANS C - CALL OUT M - MECHANICAL E - ELEVATION D - ELECTRICAL IS - SPEC R - REFERENCE
	A-2



144HC M10 Bifacial Module

# 144HC M10 Bifacial Module

144 Half-Cut Monocrystalline 520W – 540W

**21%**

Utilizes the latest M10 size super high efficiency Monocrystalline PERC cells. Half cut design further reduces cell to module (CTM) losses.

## Stability & Looks

Rugged, double webbed frame design withstands wind, snow, and other mechanical stresses. Framed Glass-Backsheet aesthetic ideal for high visibility installation.

## Anti-Reflective

Premium solar glass with anti reflective coating delivers more energy throughout the day.

## High Reliability

Proven resistance to PID and reliable in high temperature and humidity environments.

## No Compromise Guarantee

15 Year Workmanship Warranty  
25 Year Linear Performance Guarantee

Manufactured Using International Quality System Standards: ISO9001

Half-Cut Design with Split Junction Box Technology

Bifacial Technology Enabling Additional Energy Harvest from Rear Side

1500V System Voltage Rating

### World-class Quality

- Heliene's fully automated manufacturing facilities with state-of-the-art robotics and computer aided inspection systems ensure the highest level of product quality and consistency
- All manufacturing locations are compliant with international quality standards and are ISO 9001 certified
- Heliene modules have received Top Performer rankings in several categories from PV Evolution Labs (PV EL) independent quality evaluations

### Bankable Reputation

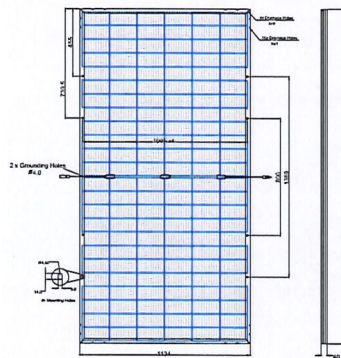
- Established in 2010, Heliene is recognized as a highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development, Heliene has been able to stay on the cutting edge of advances in module technology and manufacturing efficiency

### Local Sales, Service, and Support

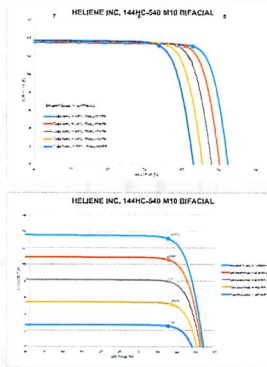
- With sales offices across the U.S. and Canada, Heliene prides itself on unsurpassed customer support for our clients. Heliene has become the brand of choice for many of the leading residential installers, developers and Independent Power Producers due to our innovative technology, product customization capability and just in time last-mile logistics support
- Local sales and customer support means answered phone calls and immediate answers to your technical and logistics questions. We understand your project schedules often change with little warning and endeavor to work with you to solve your project management challenges



Dimensions for 144HC M10 Bifacial Series Modules



I-V Curves for 144HC M10 Bifacial Series Modules



Certifications & Listing

HSPE-144HC M10\_Bifacial-Rev 03.pdf  
May 25th, 2022

144HC M10 Bifacial Module

### Electrical Data (STC)

	Pmpp(W)	540	535	530	525	520
Peak Rated Power	Pmpp (V)	42.32	42.13	41.94	41.75	41.56
Maximum Power Voltage	Imp (A)	12.77	12.70	12.64	12.58	12.52
Maximum Power Current	Voc (V)	50.22	49.97	49.72	49.23	48.73
Open Circuit Voltage	Isc (A)	13.50	13.44	13.37	13.32	13.28
Short Circuit Current	Eff (%)	20.9	20.7	20.5	20.3	20.1
Module Efficiency *	MF (A)	30	30	30	30	30
Maximum Series Fuse Rating		[-0/+3%]				
Power Output Tolerance		70%				
Bifaciality Factor		STC - Standard Test Conditions: Irradiation 1000 W/m <sup>2</sup> - Air mass AM 1.5 - Cell temperature 25 °C				

### Electrical Data (NMOT)

	Pmpp (W)	400	395	390	385	380
Maximum Power	Vmpp (V)	38.1b	38.58	38.58	37.97	37.96
Maximum Power Voltage	Imp (A)	10.21	10.24	10.11	10.14	10.01
Maximum Power Current	Voc (V)	47.13	46.89	46.66	46.20	45.73
Open Circuit Voltage	Isc (A)	10.87	10.82	10.77	10.72	10.70
Short-Circuit Current		NMOT - Nominal Module Operating Temperature: Irradiation = 800 W/m <sup>2</sup> , Ambient Temperature = 25°C, Wind speed 1m/s				

### Mechanical Data

Solar Cells	144 Half Cut, M10, 182mm, PERC Cells
Module Construction	Framed Glass-Backsheet
Dimensions (L x W x D)	2279 x 1134 x 40 mm (89.72 x 44.65 x 1.6 inch)
Weight	29.2 kg (64.3 lbs)
Frame	Double Webbed 15-Micron Anodized Aluminum Alloy
Glass	3.2mm Low-Iron Content, High-Transmission, PV Solar Glass with Anti Reflective Coating
Junction Box	IP-68 rated with 3 bypass diodes
Output Cables	0.3-meter Symmetrical Cables
Connectors	Multi-Contact/ Stäubli MC4

### Certifications

UL Certification: UL61215, UL61730

### Temperature Ratings

Nominal Operating Cell Temperature (NOCT)	+45°C (±2°C)
Temperature Coefficient of Pmax	-0.36%/°C
Temperature Coefficient of Voc	-0.28%/°C
Temperature Coefficient of Isc	0.034%/°C

### Warranty

15 Year Manufacturer's Workmanship Warranty  
25 Year Linear Power Guarantee

### Maximum Ratings

Operational Temperature	-40°C to +85°C
Max System Voltage	1500V
Mech. Load Test (Front)	113 psf / 5400 Pa
Mech. Load Test (Back)	50 psf / 2400 Pa
Fire Type	Type 1

### Packaging Configuration

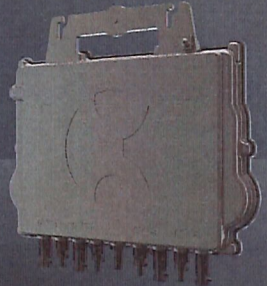
Modules per box: 27 pieces  
Modules per 53' trailer: 702 pieces

The specifications and key features described in this datasheet may differ slightly from our actual products due to the ongoing innovation and product enhancements. Heliene Inc. reserves the right to make necessary adjustment to the information described herein at any time without prior notice. All modules should be certified and installed only by qualified installers. Please consult local safety and installation requirements available for download from Heliene website before using Heliene PV products. For warranty details, please refer to Product Warranty Document, also available for download from Heliene website.

<b>PROJECT NAME &amp; LOCATION</b> ADVANCE MAGNETICS 1625 MONROE ST ROCHESTER, IN 46975 574-223-3150		<b>SHEET INDEX</b> COVER SHEET A-1 SITE PLAN A-2 SINGLE-LINE DIAGRAM A-3 PANEL SPECIFICATION A-4 MICROINVERTER SPEC.	
<b>SOLAR SYSTEM SUMMARY</b> ONE SOLAR ENERGY SYSTEM: THE SYSTEM IS MADE UP OF 200 HELIENE 144HC M10 BIFACIAL 530W PANELS, TOTAL DC SIZE OF 201.4kW.		<b>LEGEND</b> SOLAR ARRAY PROPERTY LINES HOMERUN ELECTRICAL WIRE PANEL BOX AC SOLAR DISCONNECT SWITCH UTILITY METER	
SYSTEM IS MADE UP OF A TOTAL OF 95 AP SYSTEMS GT2 450V INVERTERS WITH A MAX CONTINUOUS OUTPUT POWER OF 720VA. TOTAL AC SIZE OF 164.16kW.		THE PROJECTED COST OF THE PROJECT IS \$364,500.00	
TOTAL SQUARE FOOT: 10,575		PARCEL #S: 25-07-92-205-003 010-009 25-07-92-205-003-000-009 25-07-92-205-009-000-009	
APPROVED VENDOR OF ILLINOIS SHINES DISTRIBUTED GENERATION INSTALLER			
1266 E. 100 S. ROCHESTER, INDIANA 46975   WWW.SOLARCAM.US   574-224-8324		APPROVED BY PERCA, ILLINOIS SCALE AS SHOWN. BUILDING PERMIT REQUIREMENTS FOR SOLAR PANELS PER ILLINOIS CODE.	
PROJECT IS TO BE COMPLIANT WITH CURRENT LOCAL ADOPTED CODES: 2015 International Building Code (IBC) 2015 International Fire Code (IFC) 2015 International Mechanical Code (IMC) 2015 International Fuel Gas Code (IFGC) 2015 International Pool and Spa Code (IPSC) 2015 International Existing Building Code (IEBC) 2016 International Energy Conservation Code (IECC) 2011 National Electric Code (NEC) 1997 Illinois Accessibility Code 2014 Illinois State Plumbing Code			
ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HELIENE, INC. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF HELIENE, INC. IS STRICTLY PROHIBITED.		SHEET INDEX: C - CALL OUT M - MECHANICAL E - ELEVATION O - ELECTRICAL S - SPEC. R - REFERENCE	
CONTRACTOR / INSTALLER MUST CONTACT 811 BEFORE DIGGING			
A-3			



Leading the Industry in  
Solar Microinverter Technology



## QT2

### The most powerful 3-phase Quad microinverter

- Designed for 3-phase grid connection (208V or 480V)
- Single unit connects to 4 modules, 2 MPPTs, module-level DC voltage
- Maximum continuous AC output power 1728VA @ 208V, 1800VA @ 480V
- Engineered to harness today's high-capacity PV modules (Maximum input current 20A)
- Integrated safety protection relay
- Adjustable power factor
- Balancing 3-phase output
- Compatible with both Δ and Y 3-phase grid

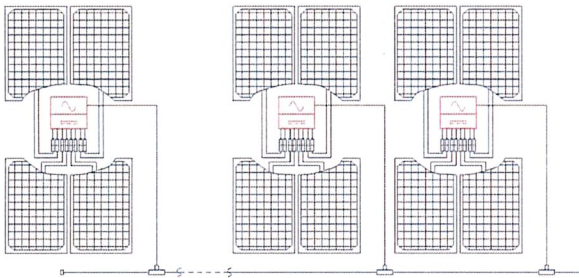
### PRODUCT FEATURES

APsystems introduces its 2nd generation of native 3-phase quad microinverters, reaching unprecedented power outputs of 1728VA (for 208V) and 1800VA (for 480V) to harness the power of today's high-output PV modules. The QT2 microinverter gives commercial installers a powerful plug-and-play MLPE Inverter that installs faster than competing solutions and is inherently compliant to rapid shutdown requirements.

With balancing 3-phase output, 4 DC inputs and encrypted ZigBee wireless, installers and system owners alike benefit from new QT2 architecture platform. The innovative design facilitates thermal dissipation while maximizing power production. The components are encapsulated with silicone to reduce stress on the electronics, dissipate heat, enhance waterproof properties, and ensure maximum reliability of the system. 24/7 access to performance data through apps or APsystems EMA web-based portal facilitate remote diagnosis and troubleshooting.

The new QT2 is grid interactive through its Reactive Power Control (RPC) feature, designed to better manage photovoltaic power spikes in the grid. At 96.5% peak efficiency and improved reliability, the QT2 is a game changer for commercial solar.

### WIRING SCHEMATIC



2022/10/11 Rev.1.2

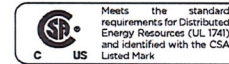
### Datasheet | QT2 3-Phase Microinverter

Model	QT2-208	QT2-480
Region	USA/Canada	
<b>Input Data (DC)</b>		
Recommended PV Module Power (STC) Range	315Wp-670Wp+	
Peak Power Tracking Voltage	30V-45V	
Operating Voltage Range	26V-60V	
Maximum Input Voltage	60V	
Maximum Input Current	20A x 4	
Maximum input short circuit current	25A per input	
<b>Output Data (AC)</b>		
Maximum Continuous Output Power	1728VA	1800VA
Nominal Output Voltage/Range <sup>b</sup>	208V/183V-229V	480V/422V-528V
Adjustable Output Voltage Range	166V-240V	385V-552V
Nominal Output Current	4.8Ax3	217Ax3
Maximum Output Fault Current (ac) And Duration	L-L:85.4Apk, 13.6ms of duration, 4.967Arms	L-L:351Apk, 13.9ms of duration, 2.199Arms
Nominal Output Frequency/Range <sup>b</sup>	60Hz/59.3Hz-60.5Hz	
Adjustable Output Frequency Range	55Hz-65Hz	
Power Factor(Default/Adjustable)	0.99/0.8 leading...0.8 lagging	
Maximum Units per 30A branch <sup>c2</sup>	5	11
AC Bus Cable	10AWG	
<b>Efficiency</b>		
Peak Efficiency	96.5%	
CEC Efficiency	96%	95.5%
Nominal MPPT Efficiency	99.5%	
Night Power Consumption	80mW	200mW
<b>Mechanical Data</b>		
Operating Ambient Temperature Range <sup>d1</sup>	-40 °F to +149 °F (-40 °C to +65 °C)	
Storage Temperature Range	-40 °F to +185 °F (-40 °C to +85 °C)	
Dimensions (W x H x D)	14" x 9.5" x 1.8" (359mm X 242mm X 46mm)	
Weight	13 lbs (6kg)	
DC Connector Type	Stäubli MC4 PV-ADBP4-S2&ADSP4-S2	
Cooling	Natural Convection - No Fans	
Enclosure Environmental Rating	Type 6	
<b>Features</b>		
Communication (Inverter To ECU) <sup>d3</sup>	Encrypted ZigBee	
Isolation Design	High Frequency Transformers, Galvanically Isolated	
Energy Management	Energy Management Analysis (EMA) system	
Warranty <sup>d5</sup>	10 Years Standard; 25 Years Optional	
<b>Compliances</b>		
Safety, EMC & Grid Compliances	UL1741; CSA C22.2 No. 1071-16; CA Rule 21 (UL 1741 SA); FCC Part15; ICES-003; IEEE1547; NEC2014&NEC2017&NEC2020 Section 690.11 DC Arc-Fault circuit Protection; NEC2014&NEC2017&NEC2020 Section 690.12 Rapid Shutdown of PV systems on Buildings	

<sup>(1)</sup>Nominal voltage/frequency range can be extended beyond normal if required by the utility.  
<sup>(2)</sup>Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.  
<sup>(3)</sup>The inverter may enter to power de-grade mode under poor ventilation and heat dissipation installation environments.  
<sup>(4)</sup>Recommended more than 80 inverters register to one ECU for stable communication.  
<sup>(5)</sup>To be eligible for the warranty, APsystems microinverters need to be monitored via the EMA portal. Please refer to our warranty T&Cs available on [usa.apsystems.com](http://usa.apsystems.com).

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 Specifications subject to change without notice please ensure you are using the most recent update found at [usa.apsystems.com](http://usa.apsystems.com) or [canada.apsystems.com](http://canada.apsystems.com)

APsystems  
 8701 N. Mopac Expy, Ste 160, Austin, TX 78759 | [APsystems.com](http://APsystems.com)



<b>PROJECT NAME &amp; LOCATION</b> ADVANCE MAGNETICS 625 MONROE ST ROCHESTER, IN 46075 574-223-3156  <b>SOLAR SYSTEM SUMMARY</b> ONE SOLAR ENERGY SYSTEM: THE SYSTEM IS MADE UP OF 360 HELIENE 144HC M10 BIPACIAL 530W PANELS. TOTAL DC SIZE OF 201.4kW.  SYSTEM IS MADE UP OF A TOTAL OF 95 AP SYSTEMS QT2-480V INVERTERS WITH A MAX CONTINUOUS OUTPUT POWER OF 1728VA. TOTAL AC SIZE: 164.16kW	<b>SHEET INDEX</b> COVER SHEET A-1 SITE PLAN A-2 SINGLE-LINE DIAGRAM A-3 PANEL SPECIFICATION A-4 MICROINVERTER SPEC.
<b>THE PROJECTED COST OF THE PROJECT</b> IS \$364,500.00  <b>TOTAL SQUARE FOOT:</b> 10,575  <b>PARCEL #S:</b> 25-07-92-205-003.010-009 25-07-92-205-003.000-009 25-07-92-205-009.000-009	<b>LEGEND</b> 

**APPROVED VENDOR OF ILLINOIS SHINES  
 DISTRIBUTED GENERATION INSTALLER**

1568 E 100 S, ROCHESTER, INDIANA 46075 | [WWW.SOLARTEAM.US](http://WWW.SOLARTEAM.US) | 574-224-8324

ADVANCE MAGNETICS SOLAR ENERGY SYSTEM  
 01/11/2024 - RECEIVED BY LOCAL SCALE AS NOTED  
 BUILDING PERMIT APPLICATION FOR PROPOSED RESIDENTIAL SOLAR ENERGY SYSTEM IN ELSTON, CO.  
 EXTENSION

ORIGINAL

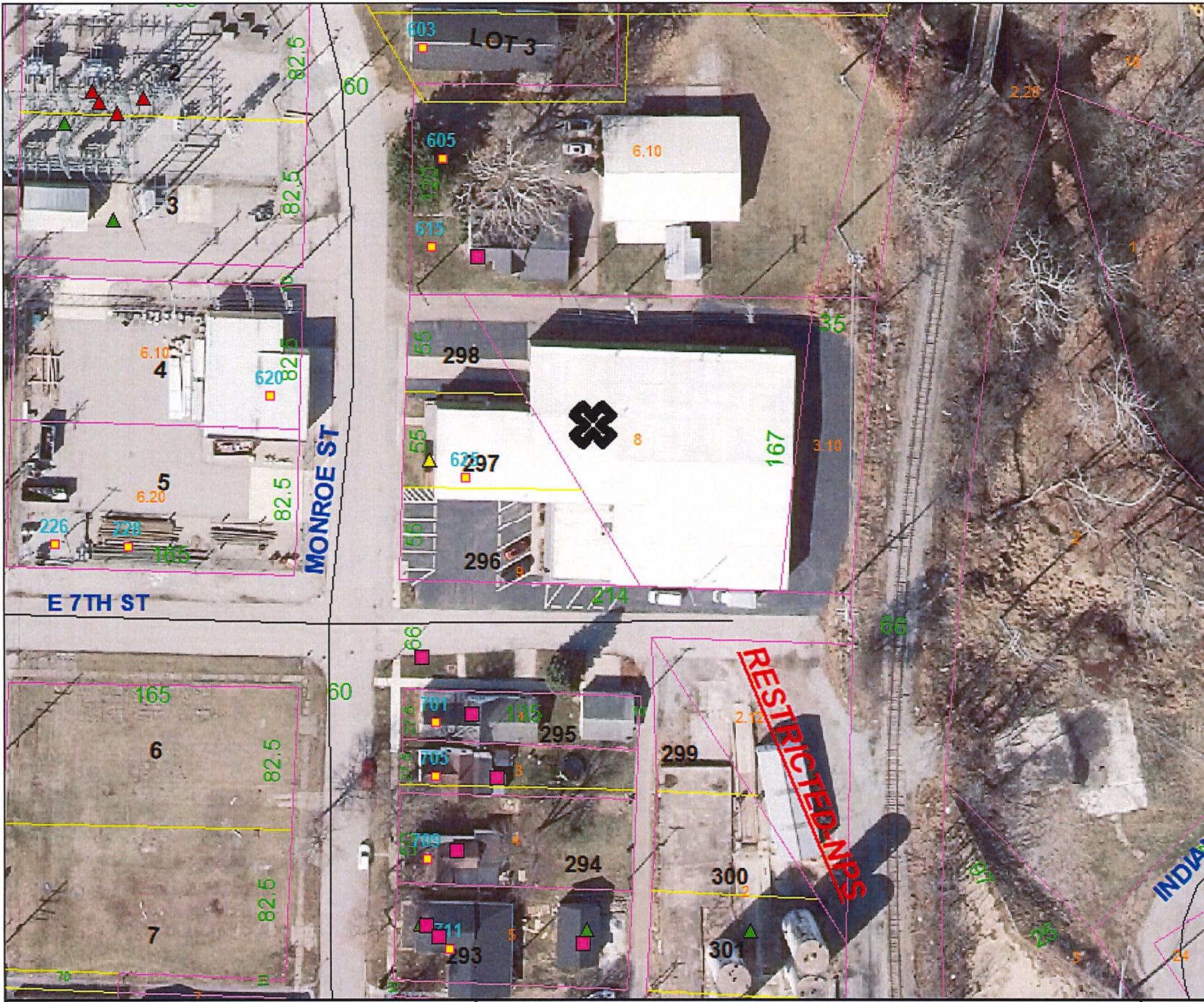
**PROJECT IS TO BE COMPLIANT WITH CURRENT LOCAL**

**APPLICABLE CODES:**  
 2015 International Building Code (IBC)  
 2015 International Fire Code (IFC)  
 2015 International Mechanical Code (IMC)  
 2015 International Fuel Gas Code (IFGC)  
 2015 International Pool and Spa Code (IPSC)  
 2015 International Existing Building Code (IEBC)  
 2015 International Energy Conservation Code (IECC)  
 2011 National Electric Code (NEC)  
 1997 Illinois Accessibility Code  
 2014 Illinois State Plumbing Code

**GENERAL DRAWING NOTES:**  
 THE INSTALLER OF THE SOLAR SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE ILLINOIS SOLAR RENEWABLE ENERGY ACT AND ALL APPLICABLE LOCAL ORDINANCES ALONG WITH THE PERMITS OF THE PROJECT.

**CONTRACTOR / INSTALLER MUST CONTACT 811 BEFORE DIGGING**

A-4



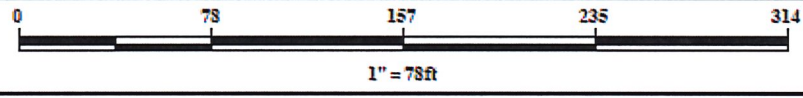
**Townships**  
Feature Name:  
— Rochester Twp

Parcels  
 City Town Boundary  
 Sections  
Peacetree Village - St

■ Addresses  
▲ Permits - Accessory  
▲ Permits - Commercial  
▲ Permits - Signs  
■ Bldg Permits

Parcels  
 Lots  
 Sections  
 Highways  
 Roads  
 Tippecanoe River  
 Permits - Access  
 Permits - Comm  
 Bldg Permits  
→ fchd-permit

**THINK**



## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Board of Zoning Appeals

38

I, Ad-Vance Magnetics, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

Ad-Vance Magnetics (#240015)

**Requesting:** A Special Exception on property located, within the Industrial (IN) District.

**Located at:**

625 Monroe St., Rochester IN

**Interested Parties Associated with the Property**

Psi Energy Inc	550 South Tryon St Charlotte, NC 28202	✓
Board of Commissioners of the County of Fulton Indiana	125 E 9th Street Rochester, IN 46975	✓
Sally Renee Dunwoody	2989 Wabash Ave Rochester, IN 46975	FC
City Of Rochester	320 Main St Rochester, IN 46975	✓
Maria E Meza	627 Madison St Rochester, IN 46975	FC
McKees Family LLC	925 Sanford Dr Rochester, IN 46975	FC
Annetta and Ritter Cynthia Ritter	623 Madison St Rochester, IN 46975	✓
Arthur J & Michele Q Howard	3601 Manitou Park Rd Rochester, IN 46975	✓
Neal A Sr & Debra M Cloud	612 Madison St Rochester, IN 46975	✓
Indyre LLC	17962 Foxborough Lane Boca Raton, FL 33496	✓
Don & Mary Kay Towne	987 E 700 N Rochester, IN 46975	FC
Rochester Storage LLC	PO Box 583 Winona Lake, IN 46590	✓
Manuel & Maria Castillo	530 Madison Rochester, IN 46975	✓
Star Capital LLC	PO Box 820 Rochester, IN 46975	✓
PLBG, LLC	1508 ARROWHEAD DR Rochester, IN 46975	✓
Timothy L & Linda L Sayger	1003 E 9th St. Rochester, IN 46975	✓
Loretta L Erichsen	5002 Cardinal Circle Sanford, NC 27332	✓

Pocock Charles R & Carol A Family Trust dated April 11, 1997; Trustees Pocock Charles R & Carol A	1148 W 6th St Rochester, IN 46975	FL
Makayla G Boards	509 Madison St. Rochester, IN 46975	FL ✓
William Todd & Angela Renae Hudkins	1957 Petty Dr Rochester, IN 46975	✓
B&B Manufacturing LLC	712 N Fail Rd La Porte, IN 46350	✓
T Kerhk Management, LLC	27745 N Webster Pit Road Atlanta, IN 46031	FL
Fulton County LLC	PO Box 545 Rochester, IN 46975	FL
Rochester Metal Products Inc	P O Box 2505 Muncie, IN 47307	✓
Thomas J & Ashley J DuBois	816 E 12th St Rochester, IN 46975	✓
Cari K Keeps	723 Indiana Ave Rochester, IN 46975	✓
Daniel E & Misty D Robertson	512 E 8th St Rochester, IN 46975	FL
Northern Ind Public Service Co	290 W Nationwide Blvd Columbus, OH 43215	FL
Wilson Fertilizer and Grain, Inc.	PO Box 545 Rochester, IN 46975	✓
Elliot T Hazen	3385 Manitou Park Rd Rochester, IN 46975	FL ✓
JURIS LLC	2583 Bessmore Park Rd Rochester, IN 46975	FL
Miller Donna TOD Marlin Angela N & Miller Trina M JT w/ROS	701 Monroe St Rochester, IN 46975	✓
Bright Key Properties LLC	3116 S 300 W Wabash, IN 46992	✓
Salvador Sanchez Family LLC %Salvador Sanchez Jr Co-Manage	1035 W 2100 N Rochester, IN 46975	FL
Frauhiger Realty Co Llc	PO Box 415 Warsaw, IN 46581	FL
Gray Investments LLC	2512 Westwood Rd Warsaw, IN 46581	FL
Putman Family Trust	PO Box 123 Rochester, IN 46975	✓
3 Gs and 2 Ds LLC %Phyllis Biddinger	5249 E 400 N Rochester, IN 46975	FL

And that said notices were sent by certified mail on or before the 4<sup>th</sup> day of February, 2024 being at least twenty-five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 18<sup>th</sup> day of February 2024, being at least ten (10) days prior to the date of the Public Hearing.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

January 23, 2024

Fulton County Plan Commission Office  
125 East 9<sup>th</sup> Street  
Rochester, Indiana 46975

Re: #BZA 240015

I am writing in support of allowing a special exception to allow a medium roof mounted solar array on the property at 625 Monroe Street, Rochester, Indiana within the Industrial (IN) District.

I own a property / building in close proximity to this site. I do not know Ad – Vance Magnetics, however I am familiar with the quality products and great service that Ag Technologies provide.

Sincerely,

A handwritten signature in black ink that reads "Todd Marschand". The signature is written in a cursive style with a large, looped initial 'T'.

Todd Marschand  
T KERHK Management LLC  
105 Monroe St.  
Rochester, IN 46975



# Fee Summary Paid Totals

01/01/2024 - 01/31/2024

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	\$1,880.20	23
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$567.45	23
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$40.00	1
			<b>\$2,487.65</b>	<b>47</b>

**Group Total: 3**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$10.00	1
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$40.00	2
			<b>\$50.00</b>	<b>3</b>

**Group Total: 2**

**Group: 1001.20303.000.0036**

BZA. Development Standard Variance		1001.20303.000.0036	\$700.00	4
BZA. Special Exception		1001.20303.000.0036	\$700.00	4
ZO. LIP		1001.20303.000.0036	\$1,050.00	21

			\$2,450.00	29
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**Group Total: 3**

			\$4,987.65	79
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**Total Records: 8**

**2/8/2024**

**Page: 1 of 1**



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