

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

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**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:**  
FEBRUARY 26, 2024

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

**OLD BUSINESS**

**NEW BUSINESS:**  
Larry Morrow (#240160)

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY AREA PLAN COMMISSION  
FEBRUARY 26, 2024

FULTON COUNTY  
AREA PLAN COMMISSION  
MEETING

MONDAY, FEBRUARY 26, 2024

7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

RULES OF PROCEDURE

AREA PLAN COMMISSION MINUTES FOR:  
September 25, 2023

PUBLIC COMMENT (Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS  
Antonio Rameriz (230828)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON COUNTY AREA PLAN COMMISSION**  
**FEBRUARY 26, 2024**

The Fulton County Area Plan Commission met on Monday the 26<sup>th</sup> of February 2024, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building and virtually. Executive Director, Heather Redinger called the meeting to order at 7:00 P.M. The following members were present: Duane Border, Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, and Amy Roe. 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: Crystal Weida and Debbie Barts.

IN RE:           ELECTION OF OFFICERS

At the beginning of every year the Board must elect new Board Officers. Executive Director, Heather Redinger, opened the floor to nominations for Chairperson. Seth White nominated Duane Border as Chairperson of the Fulton County Area Plan Commission. Rick Ranstead seconded the nomination. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing. Duane Border was elected as the Chairperson of the Fulton County Area Plan Commission.

Duane Border then opened the floor for nominations of Vice Chairperson. Rick Ranstead nominated Gloria Carvey as Vice Chairperson of the Fulton County Area Plan Commission. Seth White seconded the nomination. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border. Gloria Carvey was elected as the Vice Chairperson of the Fulton County Area Plan Commission.

Duane Border asked for nominations for Executive Secretary. Rick Ranstead nominated Amy Roe as Executive Secretary of the Fulton County Area Plan Commission. Seth White seconded the nomination. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing. Amy Roe was elected as the Executive Secretary of the Fulton County Area Plan Commission.

Duane Border opened the floor for the nomination of Administrative Secretary. Rick Ranstead moved to appoint Kim Gard as Administrative Secretary of the Fulton County Area Plan Commission. Seth White seconded the nomination. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing. Kim Gard was nominated as the Administrative Secretary of the Fulton County Area Plan Commission.

Duane Border opened the floor for the nomination of Board Attorney. Rick Ranstead moved to appoint Andy Perkins, of Peterson, Waggoner and Perkins, LLP as Board Attorney of the Fulton County Area Plan Commission. Seth White seconded the nomination. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing. Andy Perkins, of Peterson, Waggoner and Perkins, LLP was nominated as Board Attorney of the Fulton County Area Plan Commission.

FULTON COUNTY AREA PLAN COMMISSION  
FEBRUARY 26, 2024

IN RE: ADOPTION OF MEETING RESOLUTION

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> of February 2024

FULTON COUNTY AREA PLAN COMMISSION

\_\_\_\_\_  
Chairperson

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

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

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

**FULTON COUNTY AREA PLAN COMMISSION**  
**FEBRUARY 26, 2024**

Duane Border entertained a motion to adopt Meeting Resolution 02262024. Rick Ranstead moved to adopt the Meeting Resolution 02262024 being the fourth (4<sup>th</sup>) Monday of each month at 7:00 p.m. Gloria Carvey seconded the motion. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing.

Duane stated in the rules of procedure it states:

The Commission shall consist of thirteen (13) voting members consisting of: one (1) member appointed by the county executive from its membership, one (1) member appointed by the county fiscal body from its membership, one (1) member appointed by the city legislative body from its membership, the county surveyor, the county agricultural extension educator, and eight (8) citizen members, of whom: two must be residents of unincorporated areas of the county, one of which is appointed by the county executive and one of which is appointed by the county fiscal body; two must be residents within the corporate limits of the City of Rochester, both of which are appointed by the Rochester City Council; two must be residents within the corporate limits of the Town of Akron and are appointed by the Akron Town Council; one must be a resident within the corporate limits of the Town of Kewanna and is appointed by the Kewanna Town Council; and one must be a resident within the corporate limits of the Town of Fulton and is appointed by the Fulton Town Council.

Duane stated there was a change in the state law that the county agricultural extension educator was not a voting member.

Heather stated that is because the former agricultural extension educator did not live in the county. If the new agricultural extension educator lives in the county they can vote.

Duane also stated a few years ago we made it where the Chairperson was not a voting member unless it was a tie.

Heather stated she would make these changes.

Gloria Carvey moved to approve the Rules of Procedure as amended. Rick Ranstead seconded the motion. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing.

IN RE:           MINUTES

September 25, 2023

Duane Border asked for any additions, deletions or corrections to be made to the September 25, 2023 minutes. Phil Miller moved to approve the September 25, 2023 minutes as written. Rick Ranstead seconded the motion. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Rick Ranstead, Phil Miller, Lori Roberts, and Duane Border being in favor and no one opposing.

It is duly noted that Chayse Thompson and Amy Roe abstained from the vote.

Heather then introduced Lori Roberts as taking Jeff Finky place on the Kewanna and Plan Commission Boards, and Amy Roe taking Ruth Gunter place on the board.

Rick stated he had some old business to discuss. He stated we have passed a moratorium on solar farms about 6 months ago. There has been a lot of talk about solar recently. There are surrounding county's that are having heavy talks about wind and solar. He stated Heather has sent out ordinances from Kosciusko. Just wanted to remind everyone we are going to have to fight that battle.

**FULTON COUNTY AREA PLAN COMMISSION**  
**FEBRUARY 26, 2024**

Heather stated she was approached by Marshall County who sent a news article from the Piolet News in Plymouth that stated the commissioners from Fulton County have recently adopted the highly restrictive Kosciusko County language.

Rick stated he received the same call and said there is no way.

Heather stated I am bringing this up tonight because as my position as Director I put in a lot of work in research to get the board all the information to choose what language you want. If the Commissioners have already chosen Kosciusko county language then it's a moot point for me to gather any other language. The new board members have not received any information so heather stated she would send them Marshall and Kosciusko ordinances to look over.

IN RE:           NEW BUSINESS

Antonio Rameriz (230828)

Antonio 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.

Heather stated she has talked to the BZA board in regards to Mr. Rameriz continuing the metal fence along the new lot. They agreed to let him continue with the metal fence.

Duane Border then opened the public hearing.

Being no one to speak, Duane then closed the public hearing.

Duane the asked the board for any discussion.

Being no further discussion, Duane entertained a motion. Gloria Carvey moved to make a favorable recommendation to the Fulton County Commissioners regarding the proposed zone map amendment as stated above. Rick Ranstead seconded the motion. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing.

IN RE:           PLAN DIRECTOR REPORT

Heather presented the board with end of the year 2023 report. She also stated we are going to start requiring contractors to be registered and bonded through us.

IN RE:           BOARD COMMENTS

IN RE:           ADJOURNMENT

With no further business to come before the Board, Duane Border entertained a motion to adjourn the February 26, 2024 meeting. Phil Miller moved to adjourn the February 26, 2024 Fulton County Area Plan Commission Board at 7:30 P.M. Rick Ranstead seconded the motion. Motion carried as follows: Gloria Carvey, Cathy Miller, Seth White, Chayse Thompson, Rick Ranstead, Phil Miller, Lori Roberts, Amy Roe and Duane Border being in favor and no one opposing.

FULTON COUNTY AREA PLAN COMMISSION  
FEBRUARY 26, 2024

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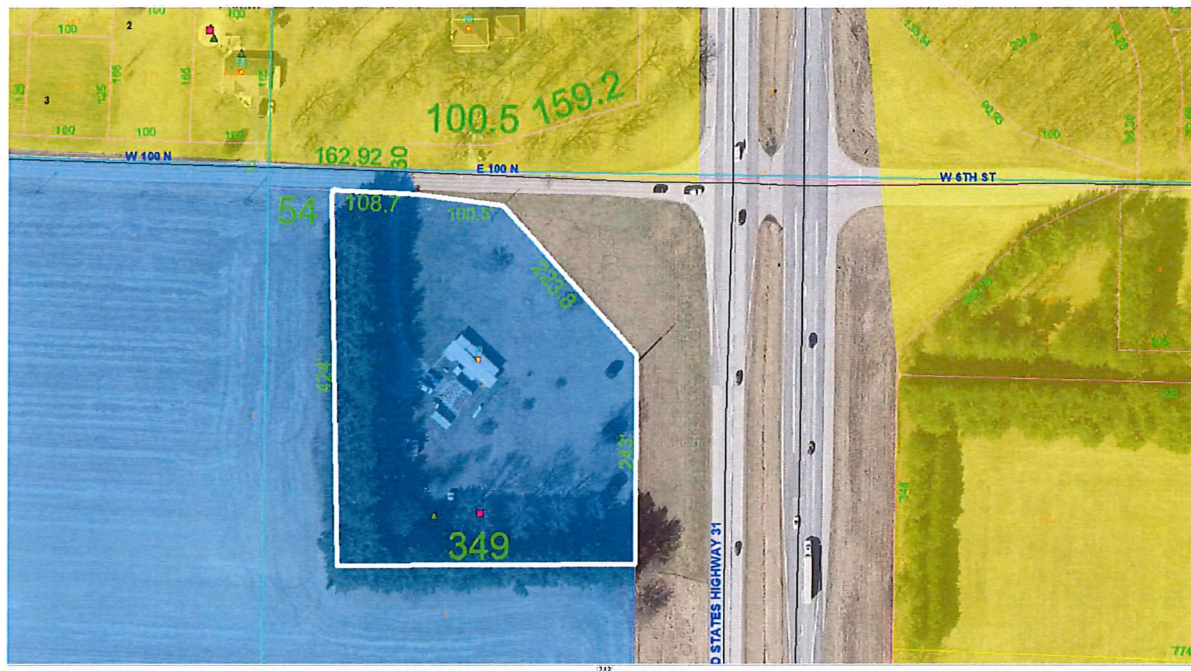
Kim Gard, Administrative Secretary

**Zone Map Amendment**

Larry Morrow is requesting a zone map amendment of property located at 29 E 100 N, Rochester IN, approximately 3.09 acres to be changed from Highway Commercial (HC) to Suburban Residential (SR).

**Adjoining and Adjacent Uses**

Adjoining districts are Suburban Residential (yellow) 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 facility to meet the current and future needs of Fulton County.

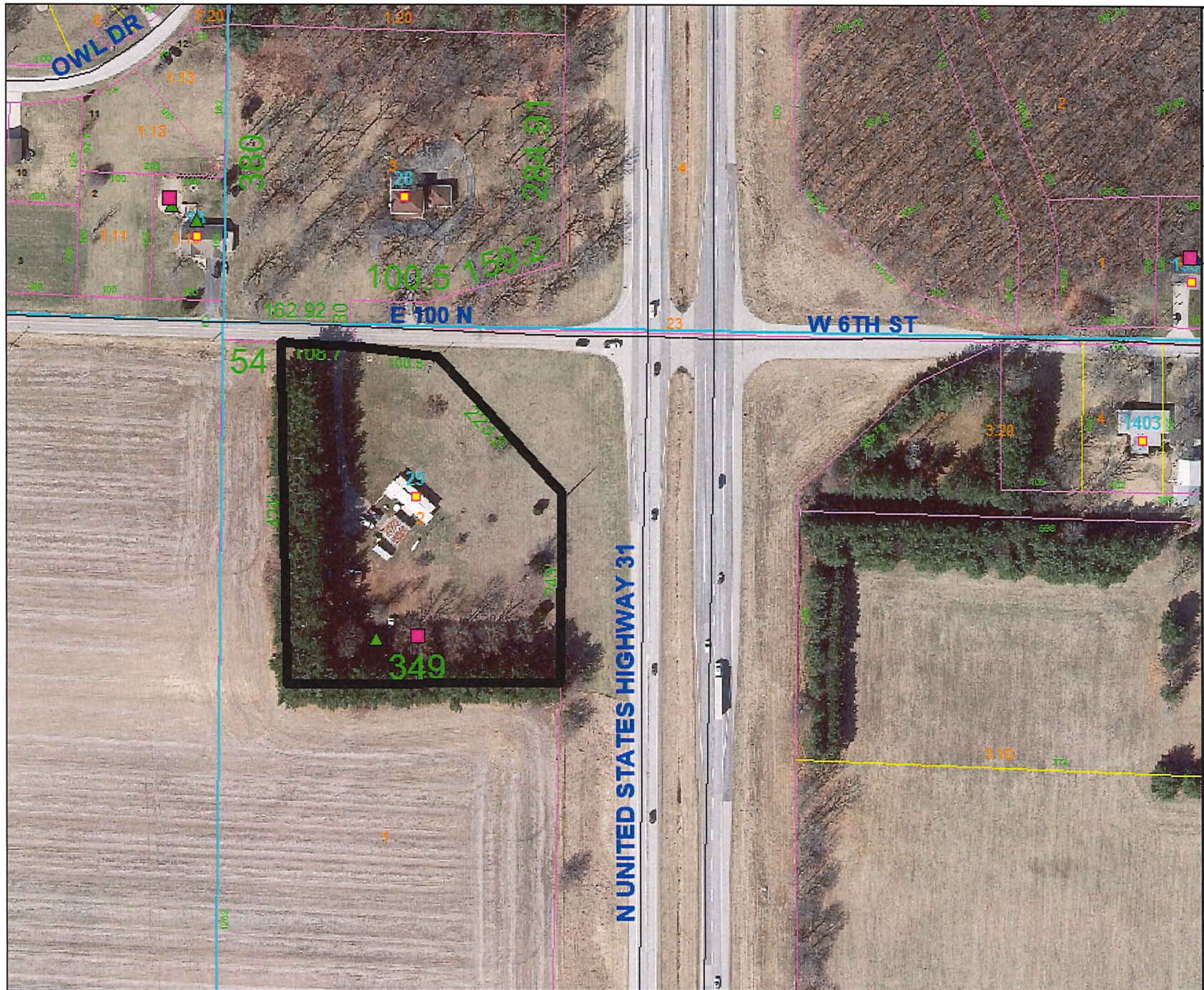
***B. Current conditions and the character of structure and uses in each district***

***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***

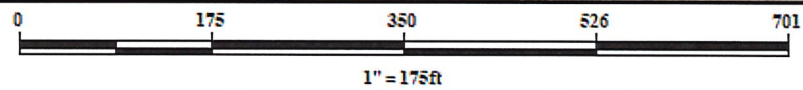


**Townships**  
 Feature Name:  
 — Rochester Twp

Parcels  
 City Town Boundary  
 Sections

■ Addresses  
▲ Permits - Primary  
▲ Permits - Accessory  
■ Bldg Permits

Parcels  
 Lots  
 Sections  
 Highways  
 Roads  
 Tippecanoe River  
 Permits - Access



Fulton County Plan Commission  
125 E. 9th Street  
Rochester, Indiana 46975  
Phone (574) 223.7667 / Fax (574) 223.3652

## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Plan Commission

I, Kim Gard, do hereby certify that notice to interested parties of the public hearing before the Fulton County Plan Commission, to consider the application of:

Larry Morrow#240160

Requesting: A Zone Map Amendment from Highway Commercial (HC) to Suburban Residential (SR).

**Located at: 29 E 100 N Rochester, IN within the Highway Commercial (HC)**

Haussman Curtis W & Christine A; TOD Haussman Matthew B, Haussman Jonathan C, & Borwn Ashley E; E T/ 28 E 100 N Rochester IN 46975
Richard & Wendy B O'Dell 104 Owl Dr Rochester, IN 46975
Eller Dennis K & Eller Susan E Revocable Family Trust 120 Phesant Ct Rochester, IN 46975
Keith Allen Castellano Sr 3241 Adele Dr Rochester, IN 46975
George W & Sharon Loughman 6635 N 200 W North Manchester, IN 46962
Corey & Anina Bowman 118 Owl Drive Rochester, IN 46975
Patrick S Bridgman & Julie A Bridgman 110 Owl Dr Rochester, IN 46975
Vicki Galloway 1907 E Schoolview Dr Rochester, IN 46975
John R Schlick 125 Owl Dr Rochester, IN 46975
Jenna Melton 140 Owl Dr Rochester, IN 46975
Prairiewood Farms LLC %Nancy Miller 16270 Pear Road Culver, IN 46511
Stephen A & Jennifer R Moriarty 166 Owl Dr Rochester, IN 46975

Traci Honkomp 133 Owl Dr Rochester, IN 46975
178 W Bobwhite Dr Rochester, IN 46975
Gary M & Susan C Korzik 184 Bob White Ct Rochester, IN 46975
Monte & Christine Rans 170 Owl Dr Rochester, IN 46975
Anthony A & Tami Henderson 188 Bobwhite Ct Rochester, IN 46975
Monte & Christine Rans 170 Owl Dr Rochester, IN 46975
Bradley Jason & Jennifer Snyder 138 Pheasant Ct Rochester, IN 46975
William D Coplen 576 E Corte Pasadera Verde Green Valley, AZ 85614
Daniel L & Donna E Zellers 2246 W State Road 14 Rochester, IN 46975
State Of Indiana %INDOT-AP 100 N Senate Ave Room N758-RE Indianapolis, IN 46204
New Life Church Of Rochester Po Box 170 Rochester, IN 46975
Wade-Brown Cara Leigh & Brown Derek Allen 1098 Dogwood Dr Rochester, IN 46975
Wayne Allen & Marilyn R Wade PO Box 28 Rochester, IN 46975
Adam W & Amber N Enyart 1379 W 6th St Rochester, IN 46975
Miller William Carl III 1144 W 9th St Rochester, IN 46975
Klepinger Stephen A, Klepinger Linda J, Klepinger Anthony E, Klepinger Ryan E, Callane Christina D 1276 W 9th St Rochester, IN 46975
Steven J & Barbara E Foster 1403 West 6th Street Rochester, IN 46975

Howton Beverly A 1/2; Ringle Gerald O & Sharon K 1/2 1365 W 6th Street Rochester, IN 46975
Gary R Taylor 1325 W 6th St Rochester, IN 46975
Abbott Donald E & Lois Trust 1267 W 6th St Rochester, IN 46975
Belcher Richard E Revocable Trust 1666 N 200 W Rochester, IN 46975
Clint R & Kelly R Gard 1390 W 6th St Rochester, IN 46975
LE Robert D & Janice F Brash; Brash Robert D & Janice F Revocable Trust 1358 W 6th St Rochester, IN 46975

**And that said notices were sent by certified mail on or before the 29<sup>th</sup> day of March 2024, being at least twenty-five (25) days prior to the date of the Public Hearing.**



# Fee Summary Paid Totals

**03/01/2024 - 03/31/2024**

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	\$1,423.60	16
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$481.00	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	\$2,709.25	3
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$2,079.00	3
			<b>\$6,732.85</b>	<b>38</b>

**Group Total: 5**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$115.00	10
B-1. City of Rochester	Enter Number of Inspections	1001.20302.000.0036	\$240.00	10

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	\$20.00	2
B-4. City of Rochester COMMERCIAL- Inspection Fee		1001.20302.000.0036	\$80.00	2
			<b>\$475.00</b>	<b>25</b>

**Group Total: 5**

**Group: 1001.20303.000.0036**

BZA. Special Exception		1001.20303.000.0036	\$250.00	1
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$1,150.00	23
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$108.00	3
ZO. Site Plan Review - TRC		1001.20303.000.0036	\$175.00	1
			<b>\$2,183.00</b>	<b>29</b>

**Group Total: 5**

			<b>\$9,390.85</b>	<b>92</b>
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**Total Records: 15**

**4/3/2024**

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