

***FULTON/KEWANNA  
BOARD OF ZONING APPEALS***

FULTON COMMUNITY BUILDING

204 E. Dunn St.

MONDAY MAY 6, 2024

7:00 P.M.

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**CALL TO ORDER**

**ELECTION OF OFFICERS**

**RULES OF PROCEDURE**

**BOARD OF ZONING APPEALS MINUTES:  
NOVEMBER 6, 2023**

**OLD BUSINESS:**

**NEW BUSINESS:**

Keith McGrew Jr. (#240170)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON/KEWANNA BOARD OF ZONING APPEALS  
NOVEMBER 6, 2023

FULTON/KEWANNA  
BOARD OF ZONING APPEALS

MONDAY, NOVEMBER 6, 2023

7:00 P.M.  
KEWANNA TOWN HALL

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES:

October 2, 2023

OLD BUSINESS

NEW BUSINESS

Charlotte Allen (#230780)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON/KEWANNA BOARD OF ZONING APPEALS**  
**NOVEMBER 6, 2023**

The Fulton/Kewanna Board of Zoning Appeals met on 6<sup>th</sup> day of November 2023, at 7:00 P.M. in the Kewanna Town Hall. Chair-Person Larry Baldwin called the meeting to order at 7:05 P.M. The following members were present: Shaun Henderson-Vigil, Adam Strasser and Larry Baldwin. Also, in attendance Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard.

It is duly noted Kimberly Brockus and Executive Director, Heather Redinger were not present.

IN RE:           MINUTES

October 2, 2023

Larry Baldwin asked for any additions, deletions, or corrections to be made to the October 2, 2023 minutes. Shaun Henderson-Vigil moved to approve the October 2, 2023 minutes. Adam Strasser seconded the motion. Motion carried as follows: Shaun Henderson-Vigil, Adam Strasser and Larry Baldwin being in favor and no one opposing.

IN RE:           NEW BUSINESS

Charlotte Allen (230780)

Charlotte Allen (230780) is requesting a Development Standard Variance of approximately 2' off of the side yard setback, for the purpose of an attached garage, on property located 307 W Main Street, Kewanna IN within the Kewanna (KW) District.

In the Town of Kewanna the side yard setback for an attached garage is 5'. Mrs. Allen would like to construct an attached garage that would sit approximately 3' off of the west side yard. Therefore, a 2' variance to allow an attached garage is being requested.

Larry asked the petitioner if they had anything further to add at this time.

They did not have anything at this time.

Larry Baldwin entertained a motion to open the public hearing. Adam Strasser moved to open the public hearing. Shaun Henderson-Vigil seconded. Motion carried as follows: Shaun Henderson-Vigil, Adam Strasser and Larry Baldwin being in favor and no one opposing.

Charles Smith, 311 W Main St., Kewanna spoke in favor of the petition.

Being no further public questions or comments, Larry entertained a motion to close the public hearing, Adam Strasser motioned to close the public hearing. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Shaun Henderson-Vigil, Adam Strasser and Larry Baldwin being in favor and no one opposing.

Larry Baldwin asked if there were any further Board comments, being none, he then entertained a motion. Adam Strasser moved to approve Charlotte Allen (230780) is requesting a Development Standard Variance of approximately 2' off of the side yard setback, for the purpose of an attached garage, on property located 307 W Main Street, Kewanna IN within the Kewanna (KW) District. Shaun Henderson-Vigil seconded the motion.

The Board members filled out there finding of facts. Kim Gard then took roll call vote.

Adam Strasser	Yea
Shaun Henderson-Vigil	Yea
Larry Baldwin	Yea

**FULTON/KEWANNA BOARD OF ZONING APPEALS  
NOVEMBER 6, 2023**

Motion to approve Charlotte Allen (230780) is requesting a Development Standard Variance of approximately 2' off of the side yard setback, for the purpose of an attached garage, on property located 307 W Main Street, Kewanna IN within the Kewanna (KW) District. Passed with three votes being in favor and no one opposed.

IN RE:           PLAN DIRECTOR REPORT

IN RE:           ADJOURNMENT

Being no further business to come in front of the Board of Zoning Appeals, Larry Baldwin, entertained a motion to adjourn the November 6, 2023 Fulton/Kewanna Board of Zoning Appeals meeting Adam Strasser moved to adjourn the November 6, 2023 Fulton/Kewanna Board of Zoning Appeals meeting at 7:15 P.M. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Adam Strasser, Shaun Henderson-Vigil and Larry Baldwin being in favor and no one opposing.

FULTON/KEWANNA BOARD OF ZONING APPEALS

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

**Docket #240170  
Keith McGrew Jr.  
Special Exception**

Keith McGrew Jr., (#240170) is requesting a special exception to allow a commercial building on property located at 005-127023-00 East of 7519 S 125 W., Fulton IN 46939, within the Residential (R1) District.

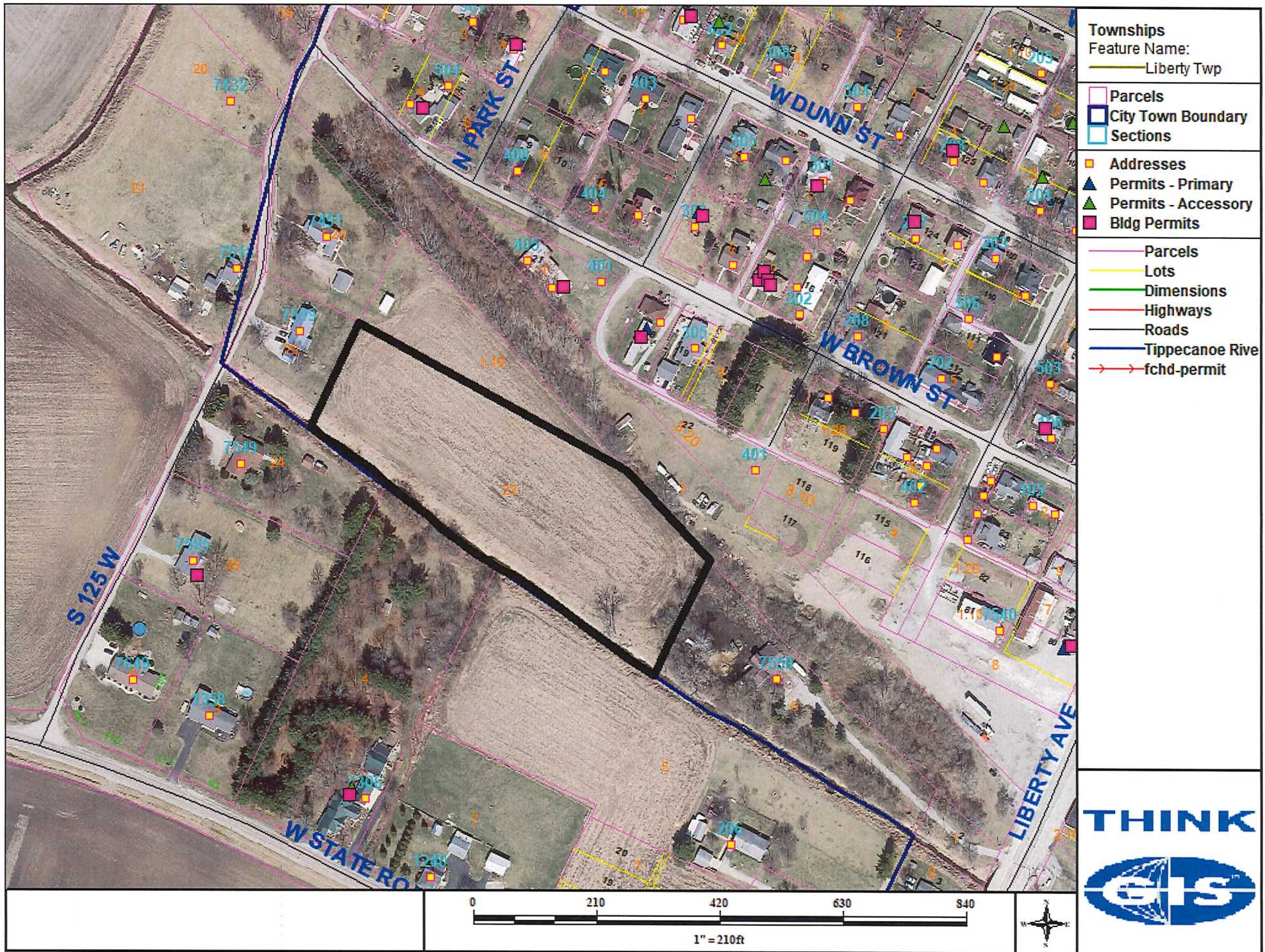
In the R1 district a commercial building is allowed with special exception approval. Mr. McGrew would like to construct an approximate 100' X 50' building in order to move McGrew's Well Drilling, Inc. to this location. Hours of operation will be 7:30 AM – 5:00 PM. The newly proposed gravel drive will be on the north side of 7491 S 125 W, with parking around the building and a sign at the drive on 125 W. There will be approximately 2 UPs or FEDEX deliveries a week.

Mr. McGrew is required to obtain state approval for his building.

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The request is for a special exception to allow a commercial building on property located at 005-127023-00 East of 7519 S 125 W., Fulton IN 46939, within the Residential (R1) District.







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

I, Keith McGrew Jr. do hereby certify that notice to interested parties of the public hearing before the Fulton and Kewanna Board of Zoning Appeals, to consider the application of:

Keith McGrew Jr., Docket #BZA 240170

**Requesting:** A Special Exception on property located within the Residential (RI) District.

**Located at:**

005-I27023-00 East of 7519 S I25 W Fulton, IN.

43

**Interested Parties Associated with the Property**

Patrick W Peters 7549 S 125 W Rochester, IN 46975
William O Allen Jr 421 W State Road 110 Argos IN 46501
William B & Julia K Shafer 7649 S 125 W Rochester, IN 46975
Calvin R & Stacey R Boomhower 1358 W St Rd 114 Rochester, IN 46975
Zimpleman Family Land LLC 2016 W St Rd 114 Rochester, IN 46975
Steven L Freels 1586 W SR 114 Rochester, IN 46975
Marcia M Nickels 1626 W State Road 114 Rochester, IN 46975
Russell B Jr & Luana K Phillips 1306 W State Road 114 Rochester, IN 46975
Joe L Shafer P O Box 73 Fulton, IN 46931
Gabriel T Rogers 1240 W St Rd 114 Rochester, IN 46975

William J & Patricia Kingery 1184 W State Road 114 Rochester, IN 46975	
Brian D & Katena L Vice 1172 W State Rd 114 Rochester, IN 46975	
Patty L Shafer 1160 W STATE RD 114 Rochester, IN 46975	
William J & Patricia Kingery 1184 W State Road 114 Rochester, IN 46975	X Dup. <del>2019</del>
Brian D & Katena L Vice 1172 W State Rd 114 Rochester, IN 46975	
Calvin W & Lacey J Holloway 1171 W State Rd 114 Rochester, IN 46975	
Ryan & Keisha Troutman PO Box 162 Fulton, IN 46931	
Janet A Shambarger 7661 S State Road 25 Rochester, IN 46975	
Clarice J Hall PO Box 1 Fulton, IN 46931	
PLBG LLC 1508 Arrowhead Dr Rochester, IN 46975	
William J & Murray Tamara A Looker 100 E Center St Rochester, IN 46975	
Flook Jacob R & Jolley Samantha R Jt/ W Ros 7623 Liberty Ave. Rochester, IN 46975	
Gregory Alan & Melody Lynn Dalton P O Box 255 Fulton, IN 46931	
Foster & Karla Turpen PO Box 274 Fulton, IN 46931	
Karl Anthony & Cindy Jo Trent P O Box 266 Fulton, IN 46931	



Edward J Sexton 18745 Keniworth Rd Argos, IN 46501
C & O Railroad Lj Bomtraeger Senior Director Tax Department 500 Water Street Jacksonville, FL 32202
Richard L & Joan L Baker 755 W 500 S Rochester, IN 46975
I.A. Smith Investments LLC 13499 E SR 114 Akron, IN 46910
Town Of Fulton P O Box 155 Fulton, IN 46931
Preston Scott Casey P.O. Box 132 Fulton, IN 46931
Shane J & Ensley Sherry E Ensley PO Box 14 Fulton, IN 46931
Thomas R & Catherine S Culp P.O. Box 313 Fulton, IN 46931
Bruce A & Beth Russell PO Box 172 Fulton, IN 46931
Kenneth E & W Sue Blackman P O Box 202 Fulton, IN 46931
Williamson John D & Williamson Mary A 2783 E CR 475 N Logansport, IN 46947
Martha L Stewart P O Box 277 Fulton, IN 46931
Charles J & Cathy Van Es P O Box 216 Fulton, IN 46931
Kyle Vanes 506 W Brown St PO Box152 Fulton, IN 46931

Steve & Debbie Williams %Debbie Wilson 7422 S 125 W Rochester, IN 469755
Everett A & Ronna L Ensley 7518 S 125 W Rochester, IN 469755
Boldry Anita E Trust 1/2; Boldry Steven R Trust 1/2 2644 W 500 S Rochester, IN 469755
Gilchrist Nicole E and Hentz Mark A Jr T/C w/ROS 7519 S 125 W Rochester, IN 469755

And that said notices were sent by certified mail on or before the 11<sup>th</sup> day of April 2024 being at least twenty-five (25) days prior to the date of the Public Hearing, and/or



# 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**

**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