

***FULTON COUNTY***  
***AREA PLAN COMMISSION***  
FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
MONDAY, JUNE 24, 2024  
7:00 P.M.

---

**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:**  
APRIL 22, 2024

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

**OLD BUSINESS**

**NEW BUSINESS:**  
Keller Development (#240354)  
Solar

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY AREA PLAN COMMISSION  
APRIL 22, 2023

**FULTON COUNTY  
AREA PLAN COMMISSION  
MEETING**

**MONDAY, APRIL 22, 2024**

**7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM**

**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**  
**APRIL 22, 2023**

The Fulton County Area Plan Commission met on Monday the 22<sup>nd</sup> of April 2024, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Chairperson, Duane Border called the meeting to order at 7:00 P.M. The following members were present: Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border. Also, in attendance were: Plan Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

IN RE: MINUTES

February 26, 2024

Duane Border asked for any additions, deletions or corrections to be made to the February 26, 2024 minutes. Amy Roe moved to approve the February 26, 2024 minutes as written. Phil Miller seconded the motion. Motion carried as follows: Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border being in favor and no one opposing.

Duane Border asked if there were any comments or questions not pertaining to the agenda items. Being none, he moved on to new business.

IN RE: NEW BUSINESS

Larry Morrow (240160)

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).

Duane Border asked the petitioner if he had anything further to add.

Being nothing to add, Duane Border entertained a motion to open the public hearing. Amy Roe moved to open the public hearing. Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border being in favor and no one opposing.

Duane Border asked if anyone would like to speak in favor or oppose the petition.

Being no public comment, Duane Border entertained a motion to close the public hearing. Crystal Weida moved to close the public hearing. Rick Ranstead seconded the motion. Motion carried as follows: Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border being in favor and no one opposing.

Duane Border asked for any further Board comments. Being none, he entertained a motion. Debbie Barts 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: Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border being in favor and no one opposing.

IN RE: PLAN DIRECTOR REPORT

Heather presented the Board with last month's budget report. She then reminded the board she has sent solar ordinances from two counties for the board to look over. Heather stated in June we will work on the language to use for solar farms.

FULTON COUNTY AREA PLAN COMMISSION  
APRIL 22, 2023

IN RE: ADJOURNMENT

With no further business to come before the Board, Chairperson, Duane Border entertained a motion to adjourn the April 22, 2024 meeting. Seth White moved to adjourn the September 25, 2023 Fulton County Area Plan Commission Board at 7:20 P.M. Phil Miller seconded the motion. Motion carried as follows: Seth White, Crystal Weida, Debbie Barts, Lori Roberts, Gloria Carvey, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, Phil Miller and Duane Border being in favor and no one opposing.

---

---

---

Kim Gard, Administrative Secretary

**Docket #PC 240354**  
**Keller Development, Inc.**  
**Zone Map Amendment**  
**Residential Cluster/Medium (R1) to Multi-family Residential (R2)**

**Zone Map Amendment**

Keller Development, Inc. is requesting a zone map amendment of properties located at 010-107240-00, 010-103035-12, 010-103009-86, 010-103035-16, 010-102211-50, Collage Ave. Rochester IN, approximately 4.22 acres to be changed from Residential Cluster/Medium (R1) to Multi-family Residential (R2).

**Adjoining and Adjacent Uses**

Adjoining districts are Residential Cluster/Medium (Red).



**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.

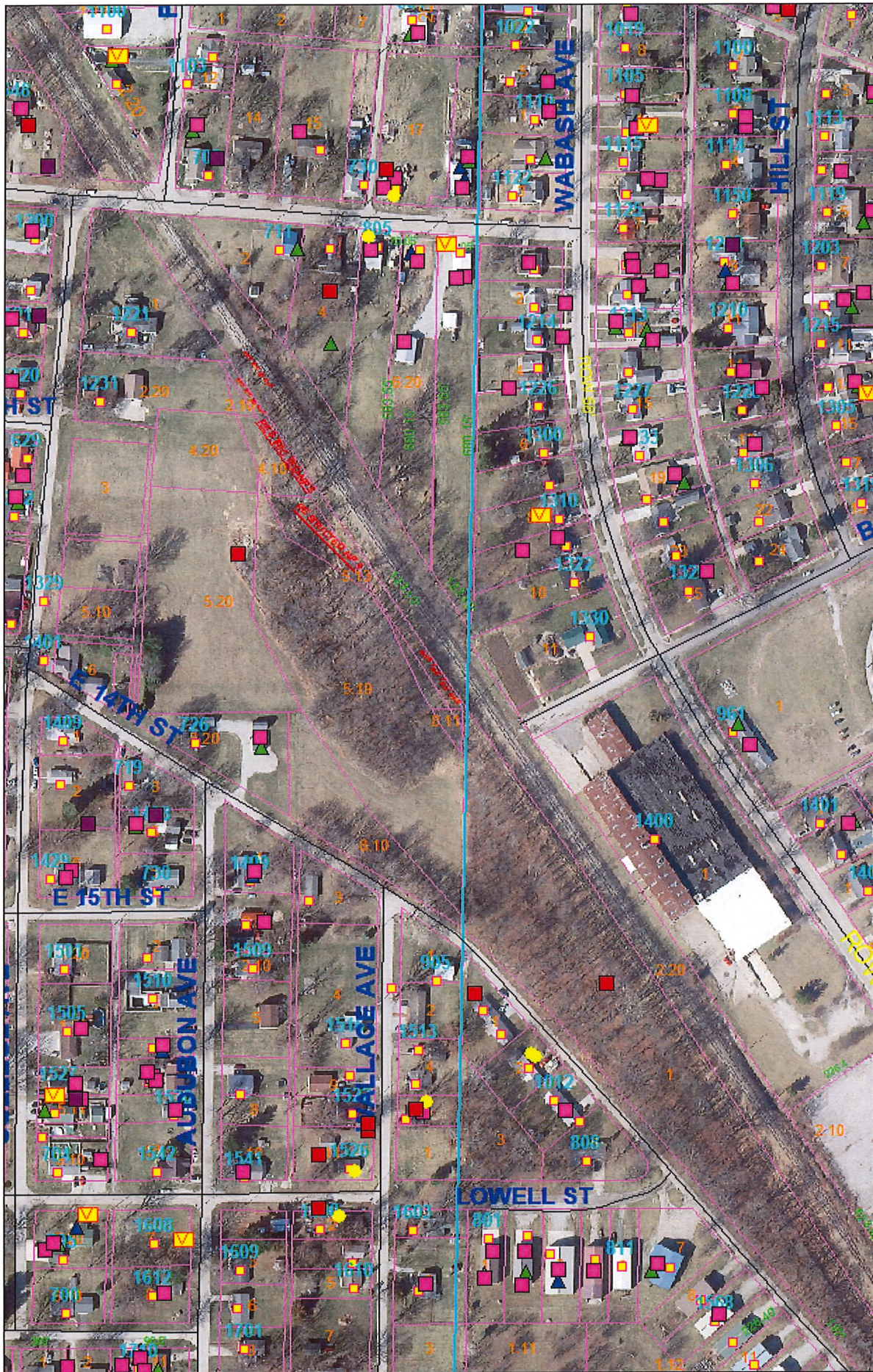
*B. Current conditions and the character of structure and uses in each district*

*C. The most desirable use for which the land in each district is adapted*

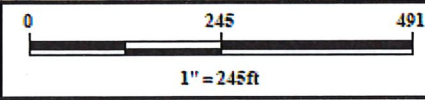
*D. The conservation of property values throughout the jurisdiction*

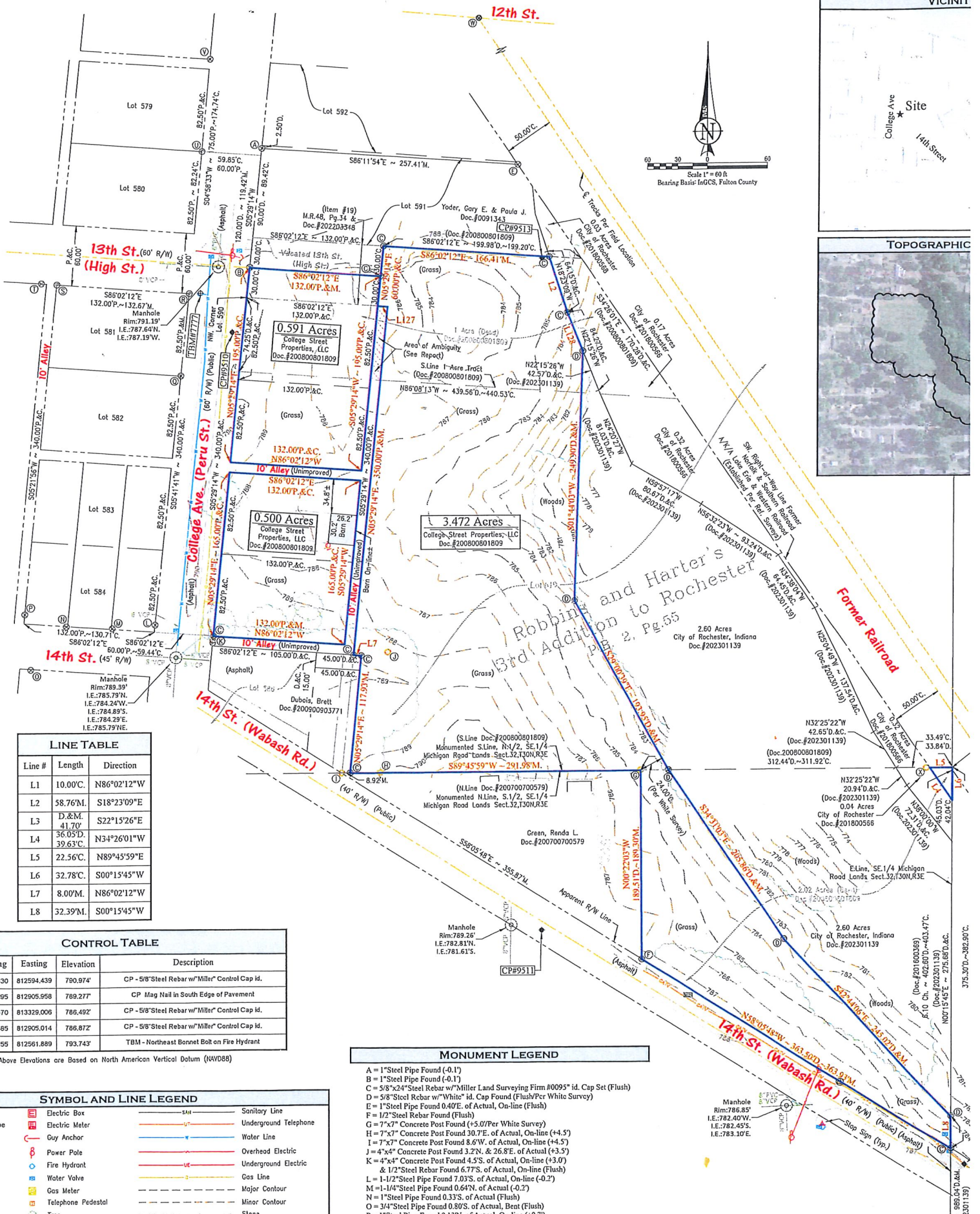
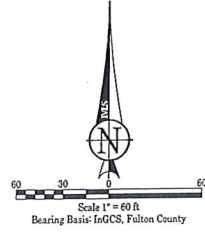
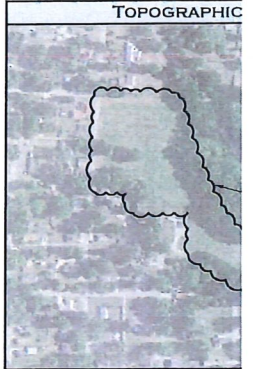
*E. Responsible development and growth*

*F. The public health safety and welfare*



- Townships**  
**Feature Name:**  
 — Rochester Twp
- Parcels
  - City Town Boundary
  - Sections
  - ROW Presentation
  - BZA DSV
  - Peacetreer Village - St
- Addresses
  - ▲ Permits - Primary
  - ▲ Permits - Accessory
  - Bldg Permits
  - BZA DSV
  - Building Inspector Vic
  - Debris/Refuse/Waste
  - Illegal Structure
- Parcels
  - Highways
  - Roads
  - Tippecanoe River
  - Permits - Access
  - Permits - Comm
  - Bldg Permits
  - BZA DSV





**LINE TABLE**

Line #	Length	Direction
L1	10.00'	N86°02'12"W
L2	58.76'M	S18°23'09"E
L3	D.&M. 41.70'	S22°15'26"E
L4	36.05'D. 39.63'C.	N34°26'01"W
L5	22.56'C.	N89°45'59"E
L6	32.78'C.	S00°15'45"W
L7	8.00'M.	N86°02'12"W
L8	32.39'M.	S00°15'45"W

**CONTROL TABLE**

#	Northing	Easting	Elevation	Description
176396.330	812594.439	780.974'		CP - 5/8" Steel Rebar w/ Miller's Control Cap id.
175796.495	812205.958	789.277'		CP Mag Nail in South Edge of Pavement
175598.570	813329.006	786.492'		CP - 5/8" Steel Rebar w/ Miller's Control Cap id.
176468.585	812205.014	786.872'		CP - 5/8" Steel Rebar w/ Miller's Control Cap id.
176435.455	812561.889	793.743'		TBM - Northeast Bonnet Bolt on Fire Hydrant

The Above Elevations are Based on North American Vertical Datum (NAV88)

**MONUMENT LEGEND**

- A = 1" Steel Pipe Found (0.1')
- B = 1" Steel Pipe Found (0.1')
- C = 5/8"x24" Steel Rebar w/ Miller Land Surveying Firm #0095" id. Cap Set (Flush)
- D = 5/8" Steel Rebar w/ White" id. Cap Found (Flush/Per White Survey)
- E = 1" Steel Pipe Found 0.40'E. of Actual, On-line (Flush)
- F = 1/2" Steel Rebar Found (Flush)
- G = 7"x7" Concrete Post Found (+5.0/Per White Survey)
- H = 7"x7" Concrete Post Found 30.7'E. of Actual, On-line (+4.5')
- I = 7"x7" Concrete Post Found 8.6'W. of Actual, On-line (4.5')
- J = 4"x4" Concrete Post Found 3.2'N. & 26.8'E. of Actual (+3.5')
- K = 4"x4" Concrete Post Found 4.5'S. of Actual, On-line (+3.0')
- L = 1/2" Steel Rebar Found 6.77'S. of Actual, On-line (Flush)
- M = 1-1/4" Steel Pipe Found 0.64'N. of Actual (-0.2')
- N = 1" Steel Pipe Found 0.33'S. of Actual (Flush)
- O = 3/4" Steel Pipe Found 0.80'S. of Actual, Bent (Flush)
- P = 1" Steel Pipe Found 9.13'N. of Actual, On-line (+0.7')
- Q = 1-1/2" Steel Pipe Found (Flush)

**SYMBOL AND LINE LEGEND**

ark	Electric Box	Sanitary Line
Mon. - Pipe	Electric Meter	Underground Telephone
Pedestal	Guy Anchor	Water Line
Point	Power Pole	Overhead Electric
	Fire Hydrant	Underground Electric
	Water Valve	Gas Line
	Gas Meter	Major Contour
	Telephone Pedestal	Minor Contour
	Trees	Stone
	Pine Tree	Pavement

E = 985.04'D.&M.  
 Doc.#202301139



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:

Keller Development #240354

Requesting: A zone map amendment on property located at 1329 Collage Ave, Rochester IN from Residential Cluster/Medium (R1) District to Multi-family Residential (R2) District.

**Located at: 1329 Collage Ave, Rochester IN within the Residential Cluster/Medium (R1) District**

Villasenor Francisco & Enriqueta Gomez de 624 E 14th St Rochester, IN 46975
Burns Richard M & Kimberly E 618 E 14th St Rochester, IN 46975
Hamilton Rodney K & Rene K 614 E 14th St. Rochester, IN 46975
Antioch Baptist Church Inc P O Box 760 PO Box 808 Rochester, IN 46975
Roe Nicholas J & Deborah M 1312 College Ave Rochester, IN 46975
Miller James L & Sharon 629 E 13th Street Rochester, IN 46975
Schilling Debra D 6166 S State Rd 25 Rochester, IN 46975
Mitchell Connie S 1309 Bancroft Ave Rochester, IN 46975
College Street Properties LLC 9598 Brookes Way Pendleton, IN 46064
Yoder Gary E & Paula J 1231 College Ave Rochester, IN 46975
Bower Doug & Wendy 1221 College Ave Rochester, IN 46975
Rodriguez Mark J & Gayle L 916 W 8th Street Rochester, IN 46975
Scott Glenn R & Ellen R 600 E 13th St Rochester, IN 46975

39

College Street Properties LLC 20202 Cyntheanne Rd Noblesville, IN 46060
City of Rochester 320 Main St Rochester, IN 46975
Fulton County LLC PO Box 545 Rochester, IN 46975
Sutton Randy & Christina 1003 Arthur St. Rochester, IN 46975
Green Renda L 726 E 14th St Rochester, IN 46975
DuBois Brett 1401 College Ave Rochester, IN 46975
Smiley Mark P O Box 921 Rochester, IN 46975
Enyart David H & Kimber L 1723 Mitchell Dr Rochester, IN 46975
Allen William & Rebecca 421 W State Road 110 Argos, IN 46501
Goad Heather 1/2 and Shuey Robert 1/2 124 W 37th St Indianapolis, IN 46208
Simons Heath A & Garver Brittany E 1408 Audubon Rochester, IN 46975
D & K Cox LLC 8576 8th Rd Plymouth, IN 46563
Ernest Brenda 1409 Audobon Rochester, IN 46975
Mann Cheryl L 516 Ohio St Rochester, IN 46975
Good Susan E 1417 Audabon Rochester, IN 46975
Eytcheson Paul Jr & Lisa D 1508 Arrowhead Dr Rochester, IN 46975
Gordon Robert L Jr. PO Box 128 Fulton, IN 46931
Helt Dan E & Kathy J 1420 College

Rochester, IN 46975
Ault Joseph R & Cassie E 1430 College Ave Rochester, IN 46975
Gutierrez Antonio Cruz 611 E 14th St Rochester, IN 46975
Cochran Jack & Dorothy 1419 Bancroft St Rochester, IN 46975
Akers Joseph L & Sarah L 1421 Bancroft Ave Rochester, IN 46975
LE Donna J Shelton and remainder to Conley Walker D 1/2; Ritter Richard M 1/4, Ritter Richard M 1/8 19491 CR 2 Bristol, IN 46507
Elliott Rickey L & Patricia D 530 E 15th St Rochester, IN 46975
Howe David E & June M 1424 Bancroft Rochester, IN 46975
Frettinger David P Revoc Trust Frettinger Shirley A Revoc Tru 702 Lathrop Dr Warren, IN 46792

June 12, 2024

Fulton County Plan Commission  
125 E. 9<sup>th</sup> Street  
Rochester, IN 46975

Re: 1329 College Ave., Rochester, IN

Dear Commission:

The request about 30 years ago to take this property from R1 (single family housing) to R2 (multi-family housing) was voted down. At that time, request was a zoning change for multi-family housing to accommodate clients that patronize Four County Counseling Center. A petition with several hundred signatures was presented by the late Robert Green, Sr. The request for R2 status was voted down.

I personally was at that meeting mentioned above. I commented to voting board at that time that they needed more information about how individuals become when they go off their rocker and need a tune up before they could even think about voting yes. My ex-mother-in-law was a Four County client. When she would go off the deep end, she would get in her car and drive in her car like she was driving on a race car track. She even entered a home on Jefferson St. one time looking for her hair dryer. Luckily, the resident was a nice lady and got her help.

I have personally worked at the Logansport State Hospital as a Psych attendant. I know what those people were capable of. Are our children safe enough to walk home from school? Are our children safe enough to ride their bikes home from school? Are our children safe enough to play outdoors or in their own yard? Can we be assured that no one will enter our homes even while we are home? Will we feel safe living in our houses without anyone peaking in windows or without having to lock our doors while home?

Keep in mind that an elementary school is nearby. We have to be careful what kind of residents are going to either rent or buy there. Is it low income housing? Is it for Four County clients? Is it for senior housing with low income and/or Four County clients? Is it for purchase? If for rent, what is the anticipated rent? Will adjacent land owners have their own property disrupted or inconvenienced for this property? Will you leave the stone posts alone that mark off property (LEAVE THE STONE POSTS ALONE!!!)? How many units will there be in total? Back 30 years ago, my father knew the details before the meeting. **This time, the public gets limited notice with no specific details. Is this to deter another petition for the same purpose of building 30 years ago?**

Keep in mind that publicly appointed or elected personnel serve "We the People." Our tax dollars pay your salary. Who is required to be bonded on this voting board? Is everyone on this voting board currently bonded? If not, who is not bonded? Why? Has everyone on this voting board signed a pledge and/or been sworn in? Can everyone on this voting board prove he/she is bonded and has signed a pledge or been sworn in? The public needs to see this before any vote is casted. **The public also needs to know the particulars way ahead of time before any vote is casted the night of discovery. The public also needs to have ample time to protest and petition if they so desire before any vote is casted. You don't vote the day of. You table it ahead of time with ample time for "We the People."**

The owners of this property have done nothing construction-wise to develop this land for R1 since that meeting about 30 years ago. Why all of a sudden do they want to recreate the wheel? Is recreating the vote allowable? Did you think we would forget about it? For decades, the land barely got mowed monthly. Some mowing months get skipped. In the meantime, the woods keep growing, the critters get multiplied and the ground hogs have solitude to multiply like rabbits. I even have wild critter poop in my driveway for when they come out at night. Another question is, "Why is there construction debris on the land?" I personally saw trucks dumping there a few times a few years ago. I personally used to keep a picture of that on my phone. I did send that picture one time to the zoning office. It was old blacktop and possibly concrete for when Four County was getting a landscape upgrade.

I and another neighbor mow part of this property just to make our properties look better. I used to have wasp problems at the peak of my house. I spent about \$500 a year back then for professional exterminators due to the clover attracting the wasps. Plus, mowing it helps with the critters and weeds from coming into my yard. I also mow where their mowers cannot get to without tearing up my yard.

**So, are we trying to quietly and slowly slip this change in or are we going to make the intentions public to give "We the People" ample time to formally respond after discovery? Whatever the intentions are and agreed up, is this going to be enforced with consequences if it is not abided by? If so, what are those consequences? Will these consequences be specific in writing and made public to "We the People"?**

I would love to take time off of work to get a possible petition going if needed, but some people have jobs and bills to pay. Luckily, back then, Robert Green, Sr. was retired and had time to get signatures for a petition. Whatever happens, my property value better not go down more than it has already due to your development. I do not want it to go up either. Real estate taxes are already high enough for all residents. Real estate taxes are very subjective.

I expect all my questions in this letter to be clearly answered in detail at the meeting by the voting members. In fact, have my answers written on paper to substantiate it. I want a copy of those answers. Please have extra copies available to anyone else requesting those answers. "We the People" deserve that. They may have the same questions. That is your job as a public servant.

Thank you.



Renda Green

**FILED**

JUN 12 2024

**Fulton County  
Plan Commission**



# Fee Summary Paid Totals

05/01/2024 - 05/31/2024

Fee Name	Fee Description	Account Number	Total Amount	Total Fees
----------	-----------------	----------------	--------------	------------

**Group: 1001.20301.000.0036**

A. County, Akron, & Town of Fulton Residential - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$1,983.00	20
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$689.06	20
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	\$80.00	1
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$60.00	1
			<b>\$2,852.06</b>	<b>43</b>

**Group Total: 5**

**Group: 1001.20302.000.0036**

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$393.79	20
B-1. City of Rochester	Enter Number of Inspections	1001.20302.000.0036	\$649.85	21

Residential- Inspection Fee				
B-2. CITY OF ROCHESTER ELECTRICAL PERMIT		1001.20302.000.0036	\$40.00	2
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$37.50	1
B-4. City of Rochester COMMERCIAL- Inspection Fee		1001.20302.000.0036	\$260.00	2
			<b>\$1,381.14</b>	<b>46</b>

**Group Total: 5**

**Group: 1001.20303.000.0036**

BZA. Development Standard Varaince		1001.20303.000.0036	\$1,000.00	4
BZA. Special Exception		1001.20303.000.0036	\$500.00	2
PC. Zone Map Amendment		1001.20303.000.0036	\$500.00	1
ZO. LIP		1001.20303.000.0036	\$1,750.00	35
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$108.00	1
Zo. Solar Array Medium		1001.20303.000.0036	\$225.00	1
			<b>\$4,083.00</b>	<b>44</b>

**Group Total: 6**

			<b>\$8,316.20</b>	<b>133</b>
--	--	--	-------------------	------------

**Total Records: 16**

**6/6/2024**

**Page: 1 of 1**