

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

KEWANNA TOWN HALL
308 S Logan St
MONDAY AUGUST 5, 2024
6:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES:

JUNE 3, 2023

OLD BUSINESS:

NEW BUSINESS:

Juan Sanchez (#240393)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS
JUNE 03, 2024

FULTON/KEWANNA
BOARD OF ZONING APPEALS

MONDAY JUNE 03, 2024

7:00 P.M.
FULTON TOWN HALL

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

RULES OF PROCEDURE

BOARD OF ZONING APPEALS MINUTES:

NOVEMBER 6, 2023

OLD BUSINESS

NEW BUSINESS

Keith McGrew Jr. (240170)

Keith McGrew Jr. (240260)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON/KEWANNA BOARD OF ZONING APPEALS

JUNE 03, 2024

The Fulton/Kewanna Board of Zoning Appeals met on 3rd day of June 2024, at 7:00 P.M. in the Fulton Town Hall. Executive Director, Heather Redinger called the meeting to order at 7:00 P.M. The following members were present: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin. Also, in attendance Executive Director, Heather Redinger, and Administrative Secretary, Kim Gard and Board attorney, Andy Perkins.

It is duly noted Kimberly Brockus was absent.

It is duly noted Debbie Barts was called in as an alternate to ensure quorum.

IN RE: ELECTION OF OFFICERS

Executive Director, Heather Redinger opened the floor to nominations for Chairperson. Lori Roberts nominated Larry Baldwin as Chairperson. Shaun Henderson-Vigil seconded the nomination. Being no further nominations, Larry Baldwin moved to close the nominations for Chairperson. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin all being in favor and no one opposing. Larry Baldwin was elected as Chairperson for the Fulton/Kewanna Board of Zoning Appeals.

Chairperson, Larry Baldwin, opened the floor to nominations for Vice-Chairperson. Larry Baldwin nominated Lori Roberts as Vice-Chairperson. Shaun Henderson-Vigil seconded the nomination. Being no further nominations, Larry Baldwin moved to close the nominations for Vice-Chairperson. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin all being in favor and no one opposing. Lori Roberts was elected as Vice-Chairperson for the Fulton/Kewanna Board of Zoning Appeals.

Chairperson, Larry Baldwin, asked for nominations for Executive Secretary. Lori Roberts nominated Shaun Henderson-Vigil as Executive Secretary. Larry Baldwin seconded the nomination. Motion carried as follows: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin all being in favor and no one opposing. Shaun Henderson-Vigil was elected as Executive Secretary for the Fulton/Kewanna Board of Zoning Appeals.

Larry Baldwin stated the Board needed to appoint an Administrative Secretary. Larry Baldwin nominated Kim Gard as Administrative Secretary. Shaun Henderson-Vigil seconded the nomination. Motion carried as follows: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin all being in favor and no one opposing. Kim Gard was appointed as the Fulton/Kewanna Board of Zoning Appeals Administrative Secretary.

Larry Baldwin stated the Board needed to hire an Attorney to represent them. Larry Baldwin moved to hire Perkins and Adley Law Office, Rochester, IN. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin all being in favor and no one opposing. Perkins and Adley Law Office was hired as the Fulton/Kewanna Board of Zoning Appeals Attorney.

IN RE: ADOPTION OF MEETING RESOLUTION

Larry Baldwin, read Resolution 06032024 regarding the meeting dates and times for the Fulton/Kewanna Board of Zoning Appeals in 2024. Larry Baldwin entertained a motion to change the meeting time to 6pm. Shaun Henderson-Vigil moved to approve the meeting time change to 6pm. Lori Roberts seconded the motion. Motion carried as follows, Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin

**FULTON/KEWANNA BOARD OF ZONING APPEALS
JUNE 03, 2024**

RESOLUTION 06032024

A RESOLUTION OF THE FULTON/KEWANNA BOARD OF ZONING APPEALS, OF THE COUNTY OF FULTON, INDIANA, ESTABLISHING MEETING TIMES FOR 2024.

WHEREAS, the Fulton/Kewanna Board of Zoning Appeals has established that they will meet on the first (1st) Monday each month at 6:00 P.M. in the Kewanna or Fulton Town Hall unless that Monday falls on a County observed Holiday, then the meeting will be held on the first (1st) Tuesday at 6:00 P.M. in the Kewanna or Fulton Town Hall.

WHEREAS, the Fulton/Kewanna Board of Zoning Appeals have established meeting times as set out under Indiana Code 36-2-2-6 et. seq.;

NOW THEREFORE, Be It Resolved by the Fulton/Kewanna Board of Zoning Appeals that:

1. The Fulton/Kewanna Board of Zoning Appeals will meet on the first (1st) Monday every month at 6:00 P.M. in the Kewanna or Fulton Town Hall unless that Monday falls on a County observed Holiday, then the meeting will be held on the first (1st) Tuesday at 6:00 P.M. in the Kewanna or Fulton Town Hall.
2. Other meetings will be scheduled and a public notice will be given.

Adopted this 3rd day of June 2024.

FULTON/KEWANNA BOARD OF ZONING APPEALS

Chairperson

Vice Chairperson

Executive Secretary

ATTEST: _____
Kim Gard, Administrative Secretary

FULTON/KEWANNA BOARD OF ZONING APPEALS
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Larry Baldwin then asked for a motion to approve the amended rules of procedure. Shaun Henderson-Vigil made a motion to approve the amended rules of procedure, Lori Roberts seconded the motion. Motion carried as follows, Alternate, Debbie Barts, Shaun Henderson-Vigil, Lori Roberts, and Larry Baldwin

IN RE: MINUTES

November 6, 2023

Larry Baldwin asked for any additions, deletions, or corrections to be made to the November 6, 2023 minutes. Lori Roberts moved to approve the November 6, 2023 minutes. Shaun Henderson-Vigil seconded the motion. Motion carried as follows: Alternate Debbie Barts, Shaun Henderson-Vigil, Lori Roberts and Larry Baldwin all being in favor and no one opposing.

The board and petitioner agreed to present both petitions at one time, same request for separate locations.

IN RE: NEW BUSINESS

Keith McGrew Jr., (#240170)

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.

IN RE: NEW BUSINESS

Keith McGrew Jr., (#240260)

Keith McGrew Jr., (#240260) is requesting a special exception to allow a commercial building on property located at 005-102012-11 Behind 7937 S SR 25., Fulton IN 46939, within the Agricultural (AG) District.

In the Agricultural (AG) 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 005-102012-11 Behind 7937 S SR 25, with parking around the building and a sign at the drive. There will be approximately 2 UPs or FEDEX deliveries a week.

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

Larry Baldwin asked the petitioner if they had anything further to add.

Mr. McGrew stated the following comments will be in regards to both locations, he would like to build a larger building for their business. Mr. McGrew stated he wants to stay close to the Fulton area. The location on 125 W is owned by his father and the other location off of SR 25, he is in talks to buy some land. Mr. McGrew would prefer to build at the SR 25 location but is requesting the special exception for both locations incase one is denied or the acquisition falls through.

Debbie Barts asked if there were any inquires from the interested parties?

Heather stated on the first petition, Mr. Phillips called the office to ask about the petition, he is present tonight.

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Lori Roberst asked Heather if she saw any zoning issues with the petition.

Heather stated there are no zoning issues.

Being no further comment, Larry Baldwin then opened the public hearing.

Russell Phillips, 1306 W State Road 114, asked if Mr. McGrew owns the property at 005-102012-11 Behind 7937 S SR 25.

Mr. McGrew stated he does not own the property yet, he wanted to obtain the special exception approval first.

Larry Baldwin asked if he is approved for the special exception at 005-102012-11 Behind 7937 S SR 25 would he withdraw the special exception at 005-127023-00 East of 7519 S 125 W?

Mr. McGrew stated the is agreeable.

Being no further public questions or comments, Larry Baldwin close the public hearing.

Larry Baldwin asked if there were any further Board comments, being none, he then entertained a motion. Debbie Barts moved to approve Keith McGrew Jr., (#240260) is requesting a special exception to allow a commercial building on property located at 005-102012-11 Behind 7937 S SR 25., Fulton IN 46939, within the Agricultural (AG) District. Shaun Henderson-Vigil seconded the motion.

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

Debbie Barts	Yea
Shaun Henderson-Vigil	Yea
Lori Roberts	Yea
Larry Baldwin	Yea

Motion to approve Keith McGrew Jr., (#240260) is requesting a special exception to allow a commercial building on property located at 005-102012-11 Behind 7937 S SR 25., Fulton IN 46939, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

Andy asked the petitioner while we are still on record, do you withdraw you first petition?

Keith McGrew Jr. stated yes, I withdraw my first petition BZA #240170.

IN RE: PLAN DIRECTOR REPORT

Heather presented the board with last month's financial reports. Heather stated we need another board member in Fulton. We may need a Kewanna member also.

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 June 6, 2024 Fulton/Kewanna Board of Zoning Appeals meeting Lori Roberts moved to adjourn the June 6, 2024 Fulton/Kewanna Board of Zoning Appeals meeting at 7:35 P.M. Shaun

FULTON/KEWANNA BOARD OF ZONING APPEALS

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Henderson-Vigil seconded the motion. Motion carried as follows: Alternate Debbie Barts, Shaun Henderson-Vigil, Lori Roberts and Larry Baldwin all being in favor and no one opposing.

FULTON/KEWANNA BOARD OF ZONING APPEALS

ATTEST: _____

Kim Gard, Administrative Secretary

Docket #240393
Juan Sanchez
Development Standard Variance

Juan Sanchez (230393) is requesting a Development Standard Variance of approximately 10' off of the front yard setback, for the purpose of a detached garage, on property located at 104 E Maple St, Kewanna IN within the Kewanna (KW) District.

In the Town of Kewanna the front yard setback is 10'. Mr. Sanchez would like to construct a 30 x 40 detached garage that would sit on his front property line. Therefore, a variance of 10' off of the front yard setback is being requested.

The request is for a Development Standard Variance of approximately 10' off of the front yard setback, for the purpose of a detached garage, on property located at 104 E Maple St, Kewanna IN within the Kewanna (KW) District.



Kewanna City Limits

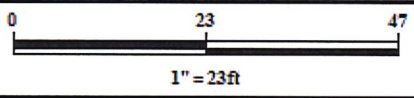
- Parcels
- County Boundary
- City Town Boundary
- Townships

- Addresses
- Permits - Accessory

- Parcels
- Dimensions
- Lots
- Roads
- Highways
- fchd-permit(1)

30' from
Center of
Maple

Est.
30x40





Fee Summary Paid Totals

06/01/2024 - 06/30/2024

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	\$1,655.60	18
A. County, Akron, & Town of Fulton Residential - Permit Fee		1001.20301.000.0036	\$605.00	19
A-1. COUNTY, AKRON, & TOWN OF FULTON ELECTRICAL PERMIT		1001.20301.000.0036	\$120.00	3
A-2. County, Akron, & Town of Fulton COMMERCIAL - Inspection Fee	Enter Number of Inspections	1001.20301.000.0036	\$377.52	2
A-2. County, Akron, & Town of Fulton COMMERCIAL-Permit Fee		1001.20301.000.0036	\$146.00	2
			\$2,904.12	44

Group Total: 5

Group: 1001.20302.000.0036

B. City of Rochester Residential Permit Fee		1001.20302.000.0036	\$116.50	10
B-1. City of Rochester	Enter Number of Inspections	1001.20302.000.0036	\$260.00	10

Residential- Inspection Fee				
B-3. City of Rochester COMMERCIAL Permit Fee		1001.20302.000.0036	\$600.25	4
B-4. City of Rochester COMMERCIAL- Inspection Fee		1001.20302.000.0036	\$380.00	4
			\$1,356.75	28

Group Total: 4

Group: 1001.20303.000.0036

BZA. Development Standard Varaince		1001.20303.000.0036	\$750.00	3
ZO. LIP		1001.20303.000.0036	\$1,350.00	27
ZO. Signs	Enter Square Feet	1001.20303.000.0036	\$57.00	1
			\$2,157.00	31

Group Total: 3

			\$6,417.87	103
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Total Records: 12

7/2/2024

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