

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

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**CALL TO ORDER**

**AREA PLAN COMMISSION MINUTES FOR:**  
JUNE 24, 2024

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

**OLD BUSINESS**

**NEW BUSINESS:**  
Solar Discussion

**PLAN DIRECTOR REPORT:**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

FULTON COUNTY AREA PLAN COMMISSION  
JUNE 24, 2024

FULTON COUNTY  
AREA PLAN COMMISSION  
MEETING

MONDAY, JUNE 24, 2024

7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM

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 Discussion

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

**FULTON COUNTY AREA PLAN COMMISSION**  
**JUNE 24, 2024**

The Fulton County Area Plan Commission met on Monday the 24<sup>th</sup> of June 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: Crystal Weida, Debbie Barts, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, and Duane Border. Also, in attendance were: Plan Director, Heather Redinger, Board Attorney, Andy Perkins and Administrative Secretary, Kim Gard

It is duly noted Lori Roberts, Gloria Carvey, Seth White and Phil Miller were absent.

IN RE:           MINUTES

April 22, 2024

Duane Border asked for any additions, deletions or corrections to be made to the April 22, 2024 minutes.

Amy Roe stated there was a motion but no second to open public hearing.

Andy stated the Chair person can open and close public comment without a motion or a second.

Rick Ranstead moved to approve the April 22, 2024 minutes as written.

Debbie Barts seconded the motion. Motion carried as follows: Crystal Weida, Debbie Barts, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, 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.

Heather stated a lot of people were at this meeting because it was misprinted that Keller Development is a solar company. Keller Development is not a solar company. We do not have a petition for solar. Heather stated I will be asking the Board to extend the moratorium.

IN RE:           NEW BUSINESS

Keller Development, Inc (240354)

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 rezoned from Residential Cluster/Medium (R1) to Multi-family Residential (R2).

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

Heather stated Greg Majestie from Keller Development, Inc. provided a power point. He stated they are a owned and operated development company.

# 1329 College Ave

Zoning Change – R1 to R2

Hawkins Homestead – 35 Unit Senior Apartment Development



## Location

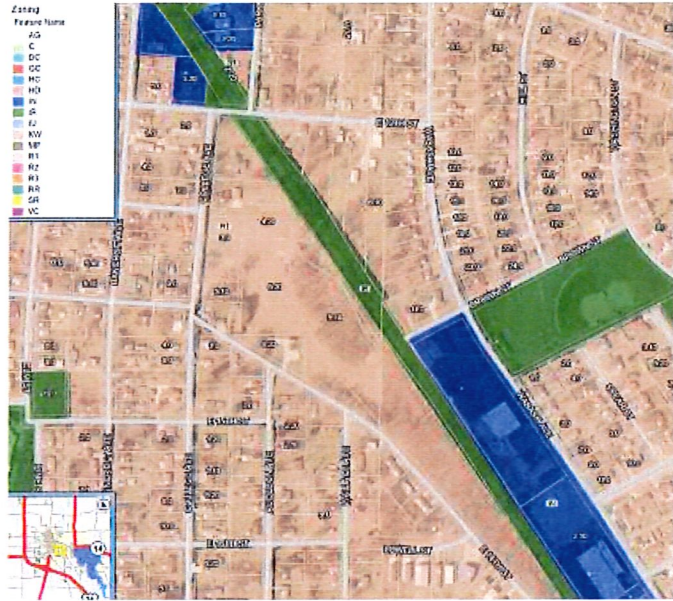
- 1329 College Ave (and associated parcels)
- Approximately 4.5 acres
- Mostly unimproved (one garage/shed building)
- Zoned R1 (residential cluster/medium density)
- Request change to R2 for senior apartments



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## Current Conditions

- Surrounding Uses:
  - North, West, South – single-family
  - East – undeveloped, future trail



## Current Conditions

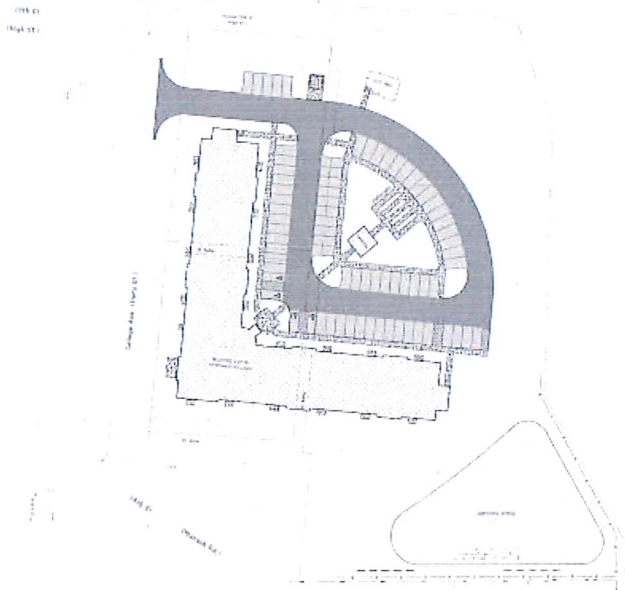
Generally unimproved, one shed in disrepair.



## Proposed Use

- One two-story building, consisting of 35 two-bedroom apartments
- Independent senior living for tenants aged 55+
- Average household size: 1.2 (44 expected tenants)
- Average vehicles/apartment: 0.8 (28 expected tenant vehicles)
- On-site amenities: leasing office, fitness room, theater, multi-purpose community room, covered outdoor seating area, raised gardens, in-unit washers and dryers
- Designed to meet all development standards

## Proposed Use



## Similar Building



Claire Gardens, 710 S Poplar St, LaGrange, IN 46761

## Similar Building



Typical Unit Finishes - Bedroom



Typical Unit Finishes - Kitchen

## Criteria for Evaluation

- 1.) Compatible with Comprehensive Plan
  - Affordable senior housing is directly addressed as a plan goal
- 2.) No negative impact on current conditions
  - Development will stabilize the site and complement surrounding neighborhood.
- 3.) Most desirable use for land
  - Large, infill location on the edge of a residential area offers an ideal location for senior housing
- 4.) No negative effect on property values
  - Stabilizing effect, maintained by quality Indiana-based management
- 5.) Promotes responsible development and growth
  - Modest-scale development conforming to development standards sets positive precedent

## Request

- Keller Development, Inc. respectfully requests a positive recommendation to change the zoning of 1329 College Ave and its associated parcels from R1 to R2.

Being nothing to add, Duane Border opened the public hearing.

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

Renda L Green, 726 E 14th St. Rochester, asked for a copy of the power point. Mrs. Green also spoke of concerns with water run-off, rodent infestation, noise, clential of the residence being Four County patients and general disruption of the neighborhood.

Anita Dubois asked what all is allowed in R1 verses R2.



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Heather show Mrs. Dubois the permitted uses and special exceptions.

Mrs. Dubois asked if this is rezoned then this area will be allowed whatever is in R1 and R2 districts?

Heather stated no, only what is allowed in the zone it is assigned will be allowed.

Russell Phillips stated the intended use is for senior living. Will this be contractual?

Heather stated this board is only looking at the rezone, nothing else.

Mr. Majestic stated we are obligated by the State of Indiana, who will provide our construction funding, to keep it to that population for a minimum of 40 years. We are contractually bound to serve that population.

Mr. Russell then asked how many projects like this has Keller developed and have you retained ownership?

Mr. Majestic stated we have developed approximately 50 state wide. Other than some projects early on we have maintained ownership of all.

Amy stated she had talked to some people and Keller comes with glowing recommendations.

Being no further public comment, Duane Border closed the public hearing.

Duane Border asked for any further Board comments. Being none, he entertained a motion. Debbie Barts moved to make a favorable recommendation to the Rochester City council regarding the proposed zone map amendment as stated above. Amy Roe seconded the motion. Motion carried as follows: Crystal Weida, Debbie Barts, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, and Duane Border being in favor and no one opposing.

It is duly noted Seth White arrived at 7:25pm.

Heather went on the talk to the board about extending the solar moratorium. The moratorium in place expires August 1<sup>st</sup>. Heather stated she would like the board to extend the moratorium until December 31. We will not have anything in place by August 1<sup>st</sup>. This is the first discussion we have had on the other ordinances I have sent out.

Andy stated Heather you said extend the moratorium I think you meant to recommend the extension.

Duane asked the board for any discussion on the extension.

Rick Ranstead stated he likes the Kosciusko County plan. It protects a lot of the citizens. He went on to list things that he does like.

Debbie asked does it even allow it? Is it a way of allowing it but not really allowing?

Heather asked the board to vote on the extension before we go any farther.

Duane asked if that would be enough time? Should we take it out another year.

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Rick Ranstead stated we can't keep kicking the can down the road. We are almost a year into it and this is the first discussion.

Amy stated we just need to read over the other ordinances and come up with our own language correct? She then stated is there a reason to delay longer?

Duane stated we can always go until the end of the year and see if we need more time then.

Debbie Barts made a recommendation to extend the solar moratorium until December 31, 2024. Amy Roe seconded the motion. Motion carried as follows: Crystal Weida, Debbie Barts, Cathy Miller, Amy Roe, Chayse Thompson, and Duane Border being in favor and one being opposed.

Heather then stated she sent out the Kosciusko, Cass and Marshall County solar ordinances again.

Amy Roe stated Marshall Co. seems to be geared toward the smaller side. She stated we are looking at the more commercial solar farms.

Amy also stated she met with the Director in Kosciusko with some questions. She feels there is a lot of good information. Specific things he mentioned if they had to do it over again they would look more at the property value piece. It is hard to quantify. He suggested we look at that, being more intentional and understanding how we can move that piece forward more effectively.

Rick stated his concerns are we are 8 months into the moratorium and this is the first discussion we are having.

Seth stated can we set a date for the November meeting just so there is a date to have the language by. To hold ourselves accountable to get the language written.

Heather stated the October meeting would be better because she has to have time to take it to all legislative bodies.

The Board agreed October 28 to have the language written.

Lynn Studebaker stated she is here on behalf of many people. She is a residence of Kosciusko County and was present throughout the process of them writing their ordinance. She stated she owns land in Fulton County as well. She is very invested in the ordinance and getting one that will protect the county.

IN RE: PLAN DIRECTOR REPORT

IN: RE PUBLIC COMMENT

Lynn Studebaker stated she is here on behalf of many people. She is a residence of Kosciusko County and was present throughout the process of them writing their ordinance. She stated she owns land in Fulton County as well. She is very invested in the ordinance and getting one that will protect the county. Mrs. Studebaker spoke of the processes writing the Kosciusko ordinance and spoke in favor of the Kosciusko County ordinance.

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Dave Sommers spoke in favor of what Rick Ranstead stated. He stated the moratorium was put in to place 10 months ago. The sooner we can do this the better. We need to get this done. He stated he likes the Kosciusko ordinance.

Nancey Crow stated she lives in Marshall County. She is a farm owner in Fulton Co also in Cass Co. My husband Bill Crow owns farms in both Fulton County and Marshal County and we are totally against Industrial solar and wind turbines on farm ground. We want the Plan Commission and the Fulton County Commissioners to adopt an ordinance molded after Kosciusko County's or Whitley County. Not any ordinance currently being adopted in Marshal county.

There was further discussion in regards to lost farm ground, property values and the decommissioning of the panels.

Rick requested Heather to send the Board the Whitley County solar ordinance.

IN RE:           ADJOURNMENT

With no further business to come before the Board, Chairperson, Duane Border entertained a motion to adjourn the June 24, 2024 meeting. Crystal Weida moved to adjourn the June 24, 2024 Fulton County Area Plan Commission Board at 8:00 P.M. Debbie Barts seconded the motion. Motion carried as follows: Crystal Weida, Debbie Barts, Seth White, Cathy Miller, Amy Roe, Chayse Thompson, Rick Ranstead, and Duane Border being in favor and no one opposing.

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Kim Gard, Administrative Secretary



# Fee Summary Paid Totals

06/01/2024 - 06/30/2024

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	\$1,655.60	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
			<b>\$2,904.12</b>	<b>44</b>

**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
			<b>\$1,356.75</b>	<b>28</b>

**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
			<b>\$2,157.00</b>	<b>31</b>

**Group Total: 3**

			<b>\$6,417.87</b>	<b>103</b>
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**Total Records: 12**

**7/2/2024**

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