

FULTON COUNTY
AREA PLAN COMMISSION
FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
FEBRUARY 24, 2020
7:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

COMMITTEES

ADOPTION OF MEETING RESOLUTION

AREA PLAN COMMISSION MINUTES FOR:
September 23, 2019

PUBLIC COMMENTS
(Comments Not To Pertain To Agenda Items)

OLD BUSINESS:

NEW BUSINESS:
Fulton County Sheriff's Office & Detention Center
Alternate Landscape

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS:

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION
September 23, 2019

FULTON COUNTY
AREA PLAN COMMISSION

MONDAY, SEPTEMBER 23, 2019

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

AREA PLAN COMMISSION MINUTES FOR:
April 22, 2019

PUBLIC COMMENT (Not to pertain to Agenda Items)

OLD BUSINESS

NEW BUSINESS:
Old Orchard Estates (#33-0819 & 34-0819)

PLAN DIRECTOR REPORT:

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY AREA PLAN COMMISSION

September 23, 2019

The Fulton County Area Plan Commission held a meeting on Monday the 23rd of September 2019, at 7:00 P.M. in the Commissioners/Council Room located within the Fulton County Office Building. Eric Straeter called the meeting to order at 7:00 P.M. The following members were present: Kathy Hobbs, David Roe, Randy Sutton, Seth White, Eric Straeter, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead, Duane Border and Gary Clevenger. Also in attendance were: Plan Director, Casi Cowles; Administrative Secretary, Heather Redinger and Board Attorney, Andy Perkins.

It is duly noted Mark Kepler was absent.

IN RE: MINUTES

April 22, 2019

Eric Straeter asked for any additions, deletions or corrections to be made to the April 22, 2019 minutes. Debbie Barts moved to approve the April 22 2019 minutes, as written. Rick Ranstead seconded the motion. Kathy Hobbs, Duane Border, David Roe, Randy Sutton, Seth White, Gary Clevenger, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead and Eric Straeter being in favor and no one opposing.

IN RE: NEW BUSINESS

Miller Fellers, LLC (33-0819 & 34-0819)

Miller Fellers, LLC (33-0819 & 34-0819) is requesting the approval of a primary and secondary plat application for the proposed ten (10) lot subdivision, the property is located at S Wabash Ave (009-102061-00), Rochester containing approximately 50.198 acres.

Eric Straeter entertained a motion to open public hearing. Debbie Barts moved to open the public hearing. Randy Sutton seconded the motion. Motion carried as follows: Kathy Hobbs, David Roe, Randy Sutton, Seth White, Gary Clevenger, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead, Duane Border and Eric Straeter being in favor and no one opposing.

Eric asked if anyone would like to speak in favor or opposed the petition.

John Little and Bryan Lewis both spoke in favor, stating there is a need for residential buildable lots.

Being no one to speak in favor, Eric asked if anyone was opposed the petition.

Pat Menis,
Dee Marshall,
Martha Roberts,
Nathan Grimes,
Larry Durham,
Gerald Kyler,

All spoke in opposition to the petition, with the following concerns, traffic was the biggest concern, along with upkeep of the properties, and sidewalks.

Being no further comments Eric Straeter entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Rick Ranstead seconded the motion. Motion carried as follows: Kathy Hobbs,

FULTON COUNTY AREA PLAN COMMISSION

September 23, 2019

David Roe, Randy Sutton, Seth White, Gary Clevenger, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead, Duane Border and Eric Straeter being in favor and no one opposing.

Eileen Fellers stats they have had lots of positive feedback from neighbors.

Charlie Miller stated there will be a covenant, all homes must be site built, all outbuildings must match, and upkeep will be required.

Bryan Lewis stated a sidewalk is in the proposed plans.

Being no further comments, Eric Straeter entertained a motion. Seth White moved to approve a favorable recommendation Miller Fellers, LLC (33-0819 & 34-0819) of a primary and secondary plat application for the proposed ten (10) lot subdivision, the property is located at S Wabash Ave (009-102061-00), Rochester containing approximately 50.198 acres. Debbie Barts seconded the motion. Motion carried as follows: Kathy Hobbs, Randy Sutton, Seth White, Gary Clevenger, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead, Duane Border and Eric Straeter being in favor and David Roe opposing. (11-1)

IN RE: PLAN DIRECTOR REPORT

IN RE: BOARD COMMENTS

IN RE: ADJOURNMENT

With no further business to come before the Board, Eric Straeter entertained a motion to adjourn the September 23, 2019 meeting. Crystal Weida moved to adjourn the September 23, 2019 Fulton County Area Plan Commission Board at 8:00 P.M. David Roe seconded the motion. Motion carried as follows: Kathy Hobbs, David Roe, Randy Sutton, Seth White, Gary Clevenger, Debbie Barts, Cathy Miller, Racheal Moore, Crystal Weida, Rick Ranstead, Duane Border and Eric Straeter being in favor and no one opposing.

Heather Redinger, Administrative Secretary

Fulton County Area Plan Commission
February 24, 2020

Fulton County Sheriff's Office and Detention Center is requesting an alternate landscape plan.

The building ground floor square footage is 49,242, which would require 148 trees. The proposed landscape plan has 46 trees. Therefore, they are asking for an approval of the alternate landscape plans.

**MONTHLY REPORT FOR THE
FULTON COUNTY PLAN COMMISSION OFFICE**

Permits issued in January	Current	Prior	YTD
Non-Commercial	9		9
Commercial	1		1
Sign	0		0
Building	7		7
Electrical	5		5
Applications Submitted in January			YTD
Special Exeptions	0		0
Administrative Appeals	0		0
Development Standard Variance	2		2
PC- Rezone/Plats/Sub-Div	0		0
Technical Review	0		0
Fees Collected in January			YTD
Permits, Applications, Copies	\$600.00		600.00
Fines	\$215.00		215.00
City Building Permits/EI& PI Registrations	\$529.00		529.00
County Building Permits	\$200.00		200.00
TOTAL:	\$1,544.00		1,544.00

**AREA PLAN COMMISSION OFFICE
2019 YEAR END REPORT**

Total Permits Issued in 2019: 684

Building Permits: 258

Electrical Permits: 73

- 2 Voided

Location Improvement Permits: 353

- 294 Non Commercial
- 42 Commercial
- 16 Signs
- 1 Voided

Electrical Registrations: 56

Plumbing Registrations: 19

Total Permits Issued in 2018: 652

Building Permits: 248

Electrical Permits: 69

- Voided 0

Location Improvement Permits: 335

- 290 Non Commercial
- 22 Commercial
- 10 Signs
- 2 Voided

Electrical Registrations: 63

Plumbing Registrations: 19

2019 Permits Issued

Henry Twp~89

Building Permits **16**

Electrical Permits **14**

Location Improvement Permits **59**

- 47 Non-Commercial
- 10 Commercial
- 2 Signs

2-New Dwellings

Town of Akron~26

Building Permits **5**

Electrical Permits **8**

Location Improvement Permits **13**

- 9 Non-Commercial
- 3 Commercial
- 1 Signs

0-New Dwellings

Rochester Twp~436

Building Permits **204**

Electrical Permits **38**

Location Improvement Permits **194**

- 162 Non-Commercial
- 18 Commercial
- 14 Signs

32-New Dwellings

City of Rochester ~302

Building Permits **169**

Electrical Permits **25**

Work Orders **6**

Location Improvement Permits **108**

- 78 Non-Commercial
- 17 Commercial
- 13 Signs

14-New Dwellings

Liberty Twp ~47

Building Permits **12**

Electrical Permits **11**

Location Improvement Permits **24**

- 21 Non-Commercial
- 3 Commercial
- 0 Signs

5-New Dwellings

Town of Fulton~ 2

Building Permits **0**

Electrical Permits **1**

Location Improvement Permits **1**

- 1 Non-Commercial
- 0 Commercial
- 0 Signs

0-NewDwellings

Union Twp~21

Building Permits **3**

Electrical Permits **3**

Location Improvement Permits **15**

- 12 Non-Commercial
- 3 Commercial
- 0 Signs

1-New Dwellings

Town of Kewanna~3

Building Permits **0**

Electrical Permits **0**

Location Improvement Permits **3**

- 3 Non-Commercial
- Commercial
- 0 Signs

0-New Dwellings

<u>Aubbeenaubbee Twp ~ 18</u> Building Permits 7 Electrical Permits 0 Location Improvement Permits 11 <ul style="list-style-type: none"> • 10-Non-Commercial • 1-Commercial • 0-Signs 3- New Dwellings	<u>Richland Twp~38</u> Building Permits 7 Electrical Permits 1 Location Improvement Permits 30 <ul style="list-style-type: none"> • 26 Non-Commercial • 4 Commercial • 0 Signs 1-New Dwellings
<u>Newcastle Twp ~26</u> Building Permits 5 Electrical Permits 5 Location Improvement Permits 16 <ul style="list-style-type: none"> • 13 Non-Commercial • 3 Commercial • 0 Signs 3-New Dwellings	<u>Wayne Twp~6</u> Building Permits 2 Electrical Permits 1 Location Improvement Permits 3 <ul style="list-style-type: none"> • 3 Non-Commercial • 0 Commercial • 0 Signs 1-New Dwellings

Total Splits Approved~52

5~ Aubbeenaubbe Twp

6~Henry Twp

3~Liberty Twp

7~Newcastle Twp

3~Richland Twp

16~Rochester Twp

8~Union Twp

4~Wayne Twp

Plan Commission Petitions: 3

BZA Petitions: 40

- **Development Standard Variances~29**
 - 12 City of Rochester
 - 15 Fulton County
 - 1 Akron
 - 1 Fulton/Kewanna

- **Special Exceptions~11**
 - 2 City of Rochester
 - 9 Fulton County
 - 0 Akron
 - 0 Fulton/Kewanna
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2019

Total Plan Commission & Building Fees Collected	\$49,563.03
Location Improvement Permits, Petition Applications and copies	\$28,460.88
Fines	\$1,107.00
Fulton County Building Permit Fees	\$5,915.00
City Building Permit Fees and Registration Fees	\$14,080.15

2018

Total Plan Commission & Building Fees Collected	\$38,919.14
Location Improvement Permits, Petition Applications and copies	\$15,604.60
Fines	\$5,011.50
Fulton County Building Permit Fees	\$5,605.00
City Building Fees and Registration Fees	\$12,698.04