

***FULTON COUNTY
BOARD OF ZONING APPEALS***

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, MAY 8, 2019
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

April 10, 2019

OLD BUSINESS:

NEW BUSINESS:

Jackson Demolition Services Enterprise, LLC (#553-0419)
John Gaerte (#554-0419)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
April 10, 2019

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, APRIL 10, 2019

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
March 13, 2019

OLD BUSINESS:
Ronald Swihart (#499-0518)

NEW BUSINESS:
Paul Burkholder (#549-0319)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
April 10, 2019

The Fulton County Board of Zoning Appeals met on Wednesday the 10th day of April 2019, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Dan Walsh, called the meeting to order at 7:00 P.M. The following members were present: Debbie Barts, Eric Straeter, and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

It is duly noted Scott Hizer and Don Lacluyse were absent.

IN RE: MINUTES

March 13, 2019

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the March 13, 2019 minutes. Debbie Barts moved to approve the March 13, 2019 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Ronald Swihart (#499-0518)

On June 13, 2018, Ronald Swihart (#499-0518) was granted a Special Exception to operate a Barn Venue/Event Center, on property located at 5757 SR 110, within the Agricultural (AG) District.

Special Exceptions are to be established within one year. Mr. Swihart is requesting an extension of the one year timeline. He is currently working with the State Health and Building Department and will not be established within the year timeline.

Debbie Barts moved to approve a one (1) year extension for Ronald Swihart (#499-0518). Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Paul Burkholder (#549-0319)
Special Exception

Paul Burkholder (#549-0319) is requesting a Special Exception to operate a kennel, on property located at 4090 E 300 N Rochester, within the Agricultural (AG) District, 10 acres.

Mr. Burkholder currently has 10 dogs and utilizes a 70' x 90' area. He would like to construct a new 64' x 80' pole building to operate a kennel and possibly expand to 20 dogs. There would be inside pens, with outside runs with a 4' chain link fence. The hours would be Monday-Friday 6pm-8pm, Saturday 8am-4pm and closed Sundays.

Dan then asked for any Board questions or comments. Being none he then entertained a motion to open the public hearing. Debbie Barts moved to open the public hearing. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS
April 10, 2019

Dan Walsh asked if anyone would like to speak in favor of the petition to please rise and state their name and address. Being no one he then asked if anyone opposed would like to speak.

Randy Williams, stated he had concerns with the dogs being kept in the fence and barking all the time.

Mr. Burkholder stated he would put trees around the fence area.

Debbie Barts asked how many dogs are currently there.

Mr. Burkholder stated he had 8 females and 2 males.

Being no further comments Dan Walsh entertained a motion to close the public hearing. Eric moved to close the public hearing. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter and Dan Walsh being in favor and no one opposing.

After Board discussion, Dan Walsh entertained a motion regarding the petition.

Eric Straeter moved to approve Paul Burkholder (#549-0319) is requesting a Special Exception to operate a kennel, on property located at 4090 E 300 N Rochester, within the Agricultural (AG) District, 10 acres, with the condition, approved for the existing 10 dogs, with possibility of expansion after a two (2) year review.

Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve Paul Burkholder (#549-0319) is requesting a Special Exception to operate a kennel, on property located at 4090 E 300 N Rochester, within the Agricultural (AG) District, 10 acres, with the condition, approved for the existing 10 dogs, with possibility of expansion after a two (2) year review. Passed with three votes being in favor and no one opposed.

IN RE: PLAN DIRECTOR REPORT

Being no further business to come in front of the Board of Zoning Appeals, Dan Walsh, entertained a motion to adjourn the April 10, 2019 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the April 10, 2019 Fulton County Board of Zoning Appeals meeting at 7:25 P.M. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #553-0419
Jackson Demolition Services Enterprise, LLC
Special Exception
1 Action

Jackson Demolition Services Enterprise, LLC (#553-0419) is requesting a Special Exception to operate a concrete recycling center, on property located at N Old US 31 (south of 168 E 700 N) , Rochester, within the Agricultural (AG) Districts.

Jackson's would like to operate a concrete recycling center. The equipment used for the operation would be a jaw crusher, excavator, loader, skid steer and a material screen. They would also have resale of steel and wooden beams, antique brick and vintage wood. The hours of operation would be 7am-5pm Monday-Saturday. During operation times, there would be two employees, and a port-a-pot would be located on site. Deliveries would consist of clean concrete, dirt, gravel, asphalt and millings for crushing and steel beams, wooden beams, antique brick, and vintage wood for re-sale.

The traffic will be comparable to the existing traffic utilizing the landfill.

There are no existing county tiles or ditches closer than 2,600 feet from the existing site. Any water runoff will have adequate time and distance to have any sediment settle/filter prior to reaching the county waterways. Mr. Jackson has contacted IDEM for site approval and dust mitigation requirements. The jaw crusher will be required to have water misting/spraying to manage any dust. Mr. Jackson will own enough land to manage any water runoff.

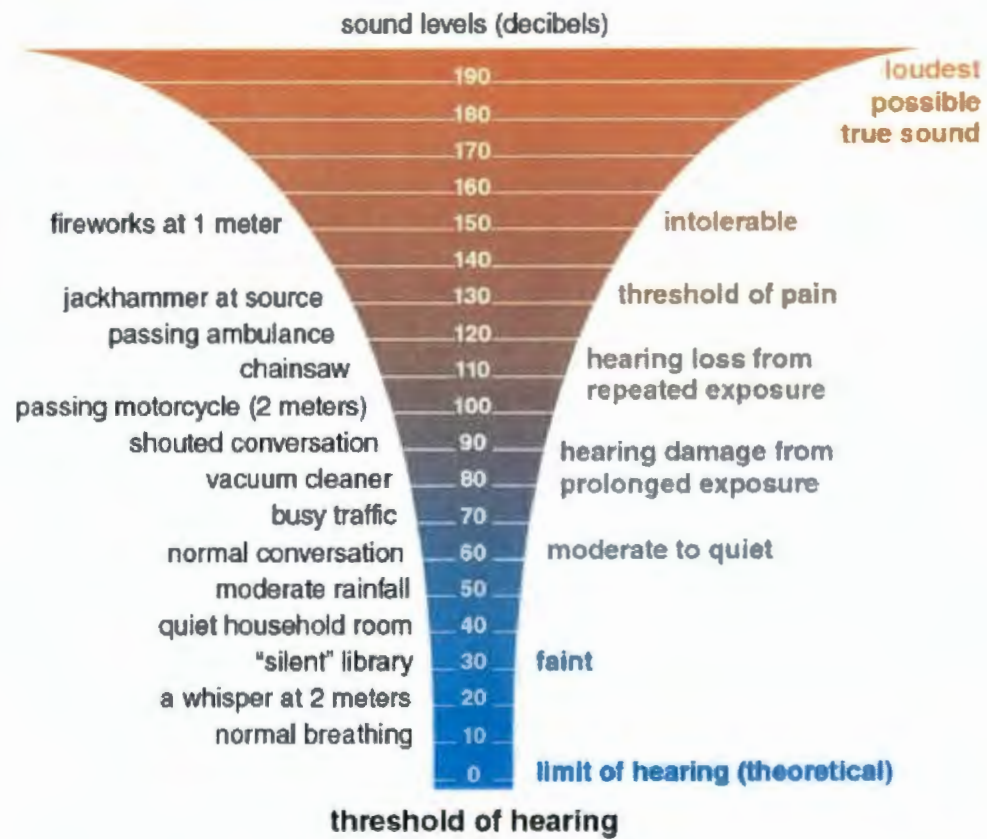
Included in your packet are maps showing residential dwellings within ¼ mile and one mile.

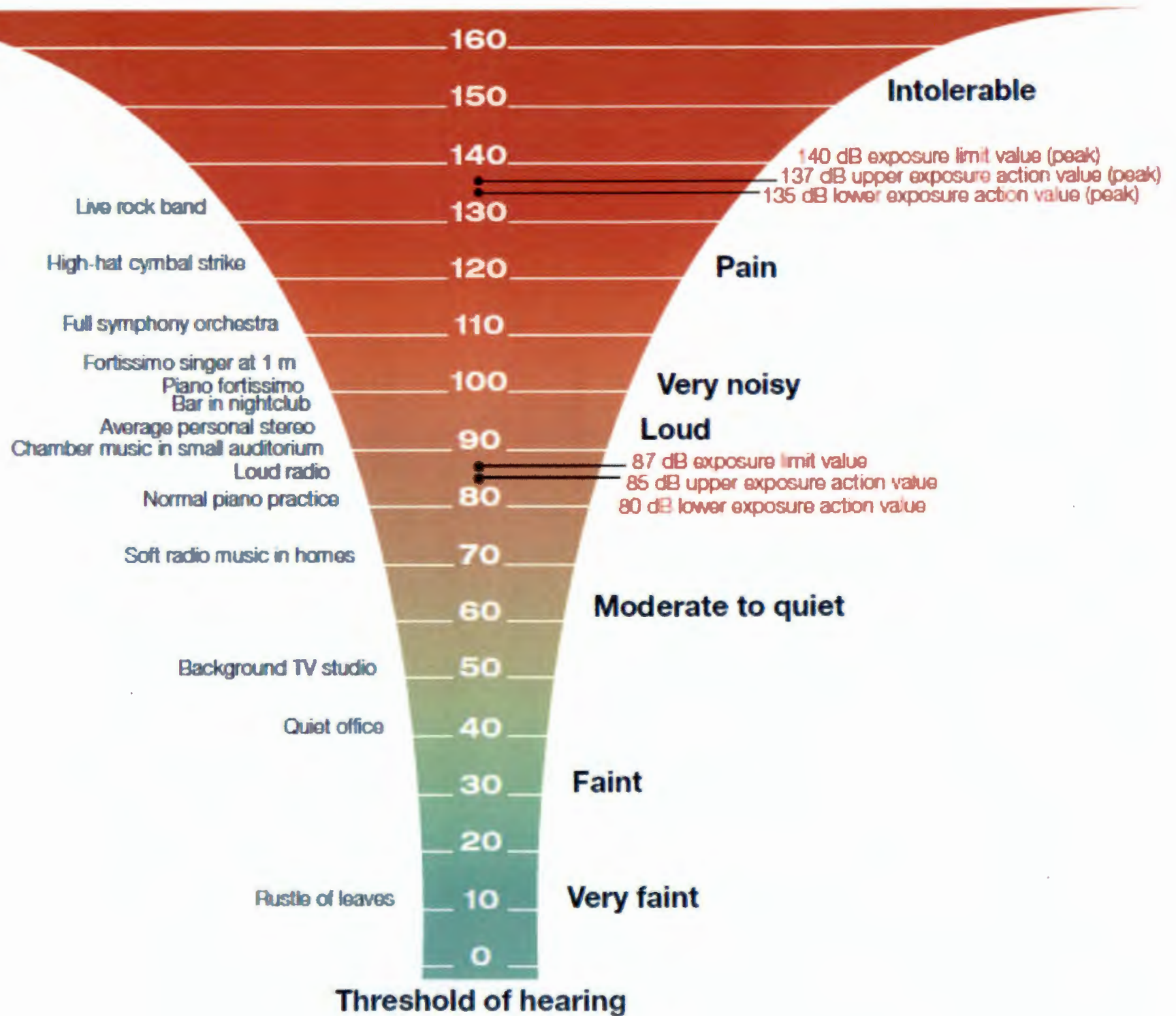
Decibel charts have been included for typical comparisons. Mr. Jackson has video of a jaw crusher in operation with the decibel reading. The videos will be played at the meeting. The decibels readings were as follows; 500' @ 60, 300' @ 70, 200' @ 70, 150'@ 74, 100' @ 80.

There is a map enclosed showing a distance of 50', 100'. 150' and 300' away from the project site.

He has also stated he is willing to keep a 50' buffer from all of his property line with his staging area.

The request is for a Special Exception to operate a concrete recycling center, on property located at N Old US 31 (south of 168 E 700 N), Rochester, within the Agricultural (AG) Districts.

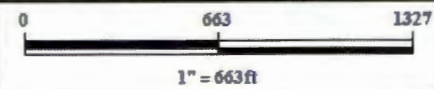




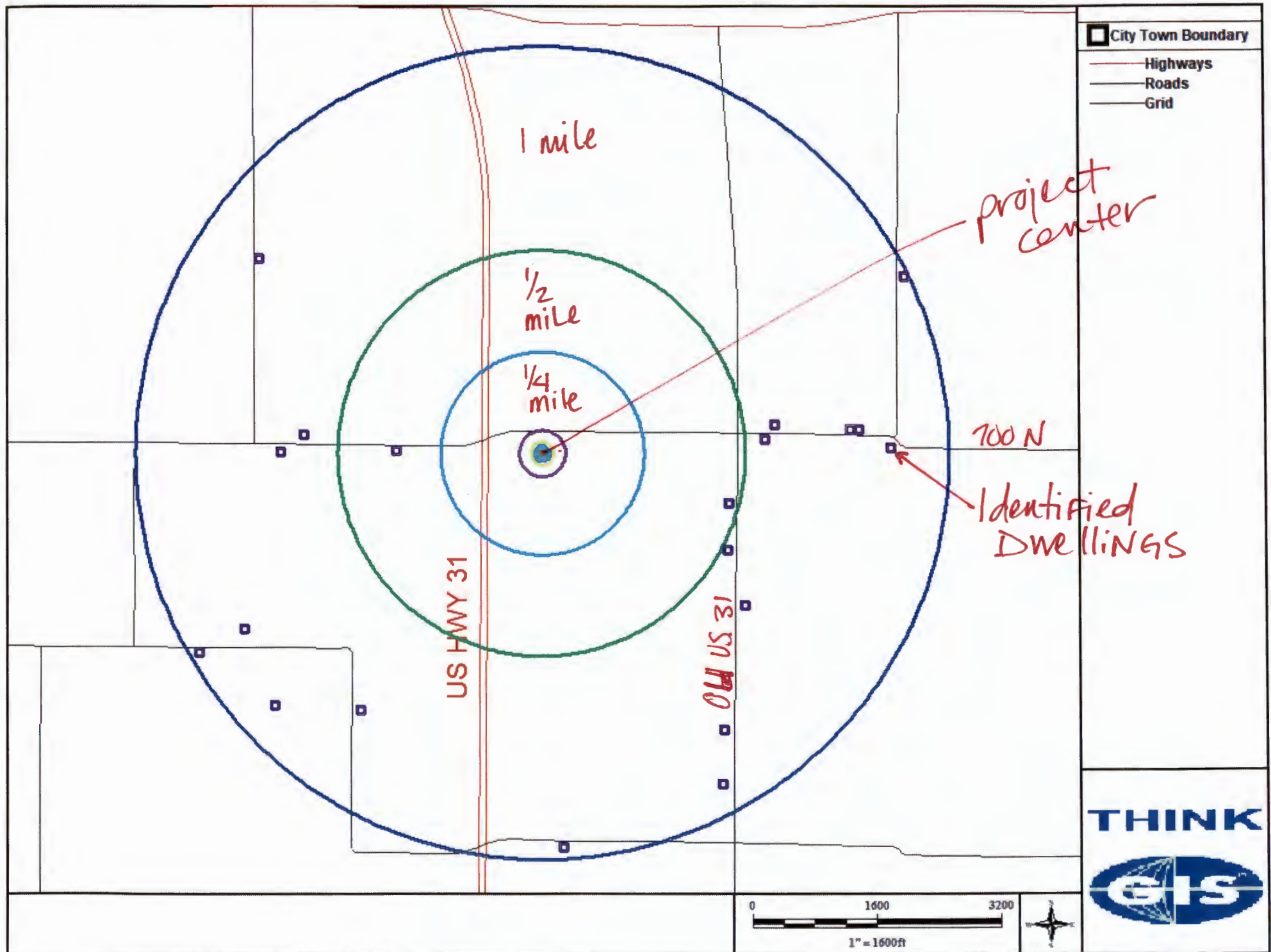


City Town Boundary
 Parcels
 misc points
 Miscellaneous

■ Addresses
— Highways
— Roads
— Parcels
— Lots(1)
— misc points
— Miscellaneous

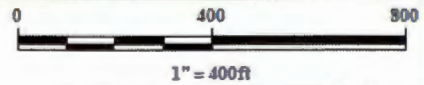


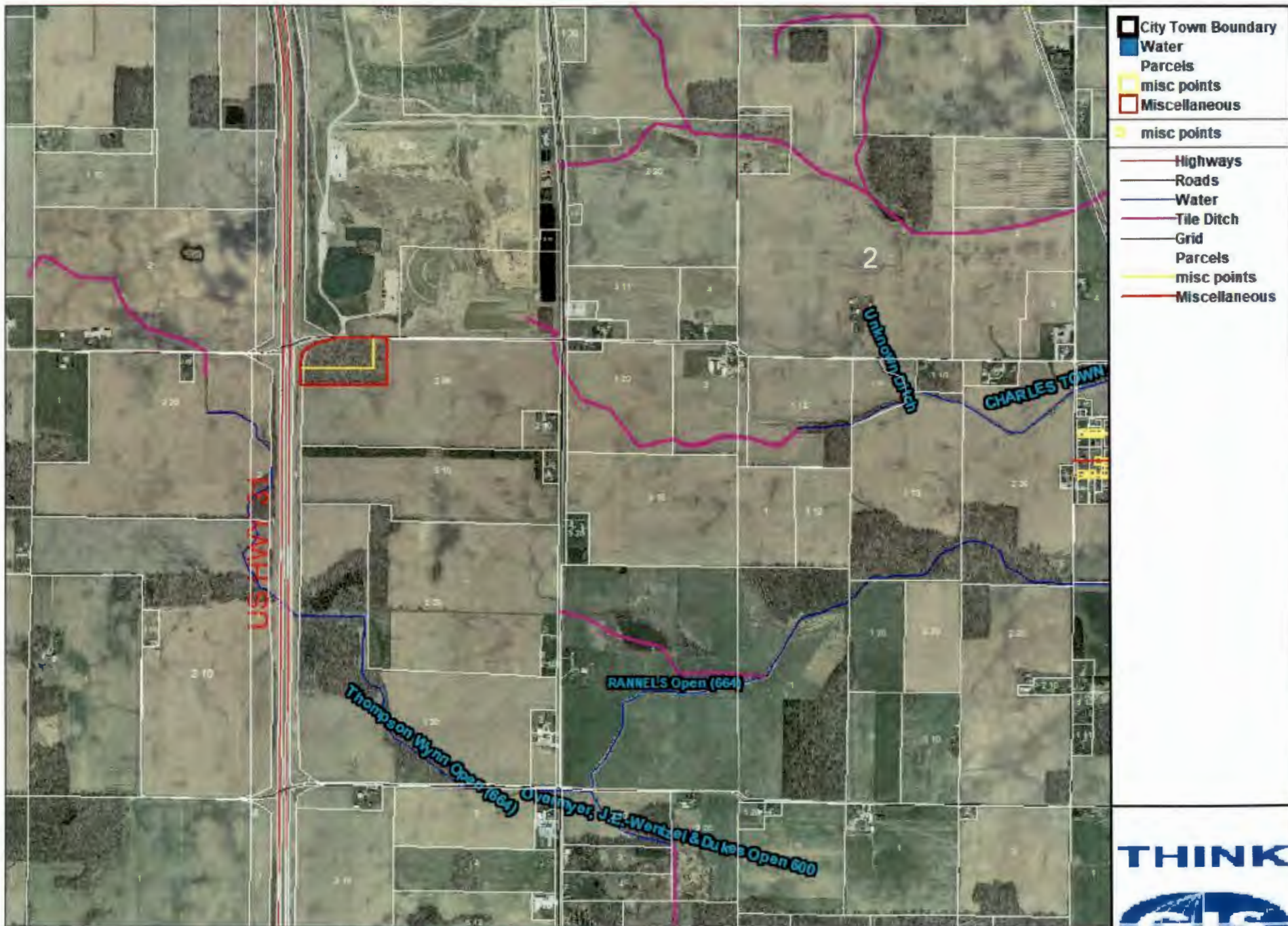






- City Town Boundary
- Addresses
- Highways
- Roads

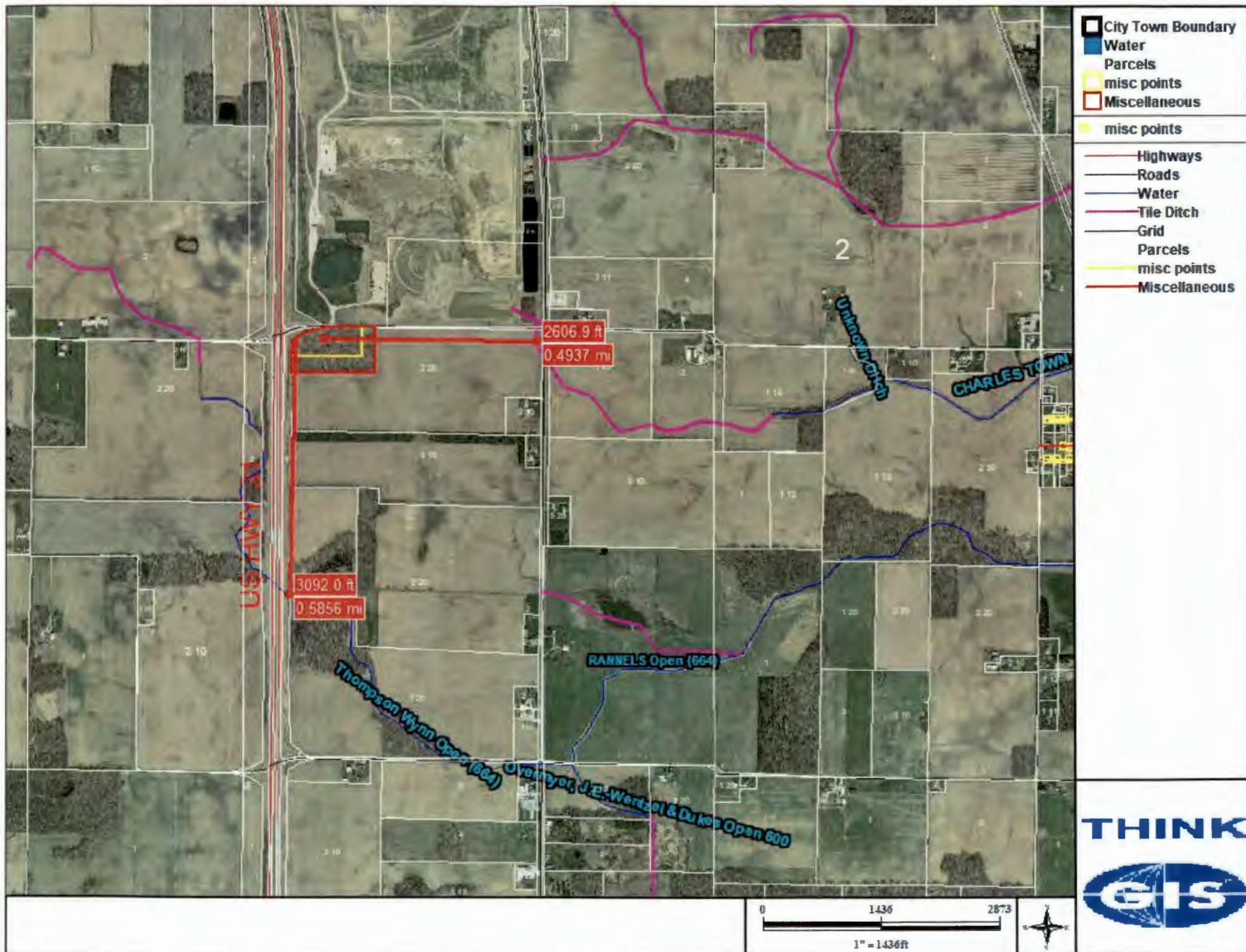




Existing closed / open tiles & Ditches

0 1436 2873
1" = 1436ft





Fulton County Area Plan Commission

125 East 9th Street • Suite 012 • Rochester, IN 46975
Phone: 574.223.7667 Fax: 574.223.3652

[http://co.fulton.in.us/advisory/
plandirector@rtcol.com](http://co.fulton.in.us/advisory/plandirector@rtcol.com)

Owner Verification Form

I, Patty Paxton, owner of lot located at N Old US 31
008-116003-00 equaling approximately 84.865 acres do hereby certify that Jackson Demo Service Enterprises, LLC
has my permission to Apply for a
Special Exception for a Concrete recycling center
on the above stated 6 acres of the above 84.865 acres

④ Patty L. Paxton
Owner's Signature

4/10/19
Date

NOTARY:

State of Indiana)

County of Fulton) SS:

Subscribed and sworn to before me this 10th day of April,
2019

Notary Public

Penny S. Ramsey
Notary Public, Signed

Printed Name

Penny S. Ramsey

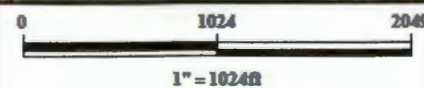
County of Residence
Fulton County

My Commission Expires
11-4-2025
Commission # 705837





- Parcels
- City Town Boundary
- New Buildings
- ▲ Permits - Primary
- ▲ Permits - Accessory
- ▲ Permits - Commercial
- ▲ Permits - Signs
- Parcels
- Highways
- Roads
- Tippecanoe River



SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

- What is the proposed project or business, and where will it be located? *Recycling: Antique Brick, Vintage Wood*
Concrete recycling facility on property
located at Parcel (#008-116003-00) N 01W 45 311 South of 168E 100N
Rochester IN 46911
- What are the proposed hours of operation?
7 AM - 5 PM *MON - SAT*
- How many employees?
2
- Will there be a restroom facilities and has Health Department approval been obtained?
yes Porta Pottie
- Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?
See Attachment
- How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?
Concrete / Dirt (Clean) GRAVEL
Asphalt / millings
- Will an existing structure be utilized for the project/business or is a new structure proposed? What are the dimensions of the existing or new structure?
No
- Will there be an office located in the structure for the project/business?
No
- Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?
yes - Local Code *Painted Plywood*

Interested Party Legal Notification

READ ALL ATTACHED SHEETS PRIOR TO PLACING YOUR SIGNATURE ON THIS SHEET

I the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Jackson Demolition Services Enterprise, LLC
#BZA 553-0419

Located at: N Old US 31, Rochester, IN (008-116003-00)

** All green cards on file*

Legal Notification Requires:

- The legal notice of public hearing is sent via certified return receipt requested mail at least 25 days prior to the public hearing to all interested parties, and the receipts of said action are included in the application's supportive information to the Board; or
- Signatures written on a form supplied by the Plan Commission Office are presented with the application's supportive information to the Plan Commission Office verifying that each interested party received a copy of the Notice of Public Hearing.

The signature of any person on the form is not to be construed as a waiver or consent to the petition, but merely evidence that the person has received notice of the hearing.

	NAME & ADDRESS	SIGNATURE
✓ +	Richard L Ranstead Personal Trust-1/2 & Ranstead 382 W 700 N Argos, IN 46501	green card
✓ +	State Of Indiana P O BOX 429 La Porte, IN 46350	green card
✓ +	Allied Waste Industries In Inc % Republic Services Prop Tax PO Box 29246 Phoenix, AZ 85038	1 st Class
✓ +	Overmyer Dale H & Lanetta Faye 6410 N 150 W Rochester, IN 46975	green card
✓ +	Divine Joel D & Tammy S 524 W 650 N Rochester, IN 46975	green card
✓ +	Kuhn John E Trust 4447 S 450 W Russiaville, IN 46979	green card
✓ +	Miller Gregory C & Katie L 1844 E 300 S Rochester, IN 46975	green card
✓ +	Wyatt Ricki Ray & Rachel 6708 N Old U S 31 Rochester, IN 46975	green card
✓ +	Smith Philip Eugene 6850 N Old US Highway 31 Rochester IN 46975	green card

✓ x	Rose Roger D & Sandra J 1093 E 600 N Rochester, IN 46975	ok	green card
✓ x	Martin Paul 9387 19th Road Argos, IN 46501	ok	greencard
✓ x	Lewis William & Joyce 1960 E 700 N Rochester, IN 46975	ok	green card
✓ x	Towne Donald R & Mary Kay 987 E 700 N Rochester, IN 46975	ok	green card
✓ x	Schwenk Brock T & Tasha D 2770 E 700 N Rochester, IN 46975	ok	green card
✓ x	Frey Samuel & Ramer Rueben W joint ten W/R of Surv 709 E 700 N Rochester, IN 46975	ok	green card
✓ x	Wabash Valley Power Association Inc 722 N High School Rd Indianapolis, IN 46214	ok	greencard

FILED

4-10-11

APR 7 2019
Fulton Co. Board of Zoning Appeals,

Fulton County
Plan Commission

We are opposed to Jackson's Demolition Services constructing a concrete recycling facility on property near 168 E. 700 N.

We live a field over from where this will be operating for who knows what hours, how many days with concerns of noise, light pollution, dust, contaminants, toxins, traffic and who will care what other health concerns later on. Its almost in our back yard and of course its always the "NIMBY" problem - Not in my back yard as you've heard from the previous proposed area. Will these materials brought in be toxic or hazardous to the soil? Remember 4 County? It has to leach somewhere and that involved many headaches and millions to clean up.

Why not locate this in the Industrial area in Rochester near Roch. Iron & Metal or F.Co. Recycling Solid Waste? Theres vacant properties in this area to build.

We live in the country for the beauty and no congestion, peace & quiet. We don't want the racket, pollutants, trash and odors, where we've lived for 40+ years. Many of us in this area protested against the landfill to no avail. We seriously don't want more destruction of nature to the west of us, hoping the "dump mountain" was the last we had to worry about. Now all this heartache! starting again.

The best 2 solutions would be for Jacksons to put on their own property, way west of residential homes here. Or common sense, put in Industrial Park and leave Agricultural land for farming and leave the woods for wildlife and natural beauty.

"Man destroying man."
Thank you for listening to our worries and concern ~~before~~ ^{if} this project goes through.

Rachel Wyatt
Bob Wyatt

highlighted indicates they live on own land
within a 2 mile radius

Petition to Stop Special Exception for Concrete Recycling Facility

Petition summary and background	We the residents of Fulton County are against the request by Jackson Demolition Services Enterprise, LLC for a Special Exception to operate a concrete recycling facility on a portion of property located at Parcel (#008-II6003-00) N Old US 31; South of I68 E 700 N, Rochester IN, within the Agricultural (AG) District. Legal Description: N Div Nw 26 Mrl. 84.865 A
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the approval of a Special Exception for a commercial/industrial operation (Concrete Recycling Facility) to be installed in an AG District and to not allow the rezoning of said area.

Printed Name	Signature	Address	Comment	Date
William Lewis	William W. Lewis	1960 E 700 N. Rochester	Lower Property Value Noise + Dust	4/13/19
Joyce Lewis	Pepe Lewis	1960 E 700 N Rochester	Too much NOISE & DUST.	4/13/19
Samuel Frey	Samuel Frey	709 E 900 N Rochester	Too much Noise and Dust	4/13/19
Deborah Frey	Deborah Frey	709 E 700 N Rochester	Too Much Noise and Dust	4/13/19
Steven Townsend	Steve Townsend	904 E 700 N Rochester	This is quiet country don't need it	4/13/19
Debrae Lyons	Debrae Lyons	1349 E 700 N Rochester	Don't need it!	4/13/19
Richard Van Dwyne	Richard Van Dwyne	7167 N 200 E Rochester	Too much Noise Dusty conditions	4/13/19
Barbara VanDwyne	Barbara VanDwyne	7167 N 200 E Rochester	Air quality/Health Concerns Allergies.	4/13/19
DAVE Jure	Dave Jure	2320 E 700 N Rochester	No To much TRAFFIC AND noise	4-13-19
Johnathon Jones	Johnathon Jones	2320 E 700 N	Noise, Dust, and health issues	4-13-19
Floda Kison	Floda Kison	2550 E. 700 N.	To much noise!	4-13-19

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Printed Name	Signature	Address	Comment	Date
Cheryl Jones	Cheryl Jones	2320 E 700 N	To much traffic Noise	4-13-19
Stephanie Jones	Stephanie Jones	2320 E 700 N	To much Noise	4-13-19
Dennis Rudd	Dennis Rudd	2723 E 700 N	Noise	4/13/19
MARGARY CYRUS	Margary Cyrus	6926 N 250 E	Too Much Noise	4/13/19
Jasmine Colley	Jasmine Colley	6699 N 250 E	Our Air Quality ^{*Asthma}	4/13/19
Jeremy Colley	Jeremy Colley	6699 N 250 E	Noise and air quality	4/13/19
Leri Martin	Leri Martin	6598 N 250 E	Noise	4/13/19
JOHN PRITCHETT	John Pritchett	6543 N 250 E	NOISE AIR QUALITY	4/13/19
Claude Bradley	Claude Bradley	6839 N 200 E	NOISE AIR QUALITY	4/13/19
VICKIE RUDD	Vickie Rudd	6839 N 200 E	Noise - Poor Air	4/13/19
Deanne Stults	Deanne Stults	6750 N 200 E	Noise - Air quality	4/13/19
Matt Stults	Matt Stults	6750 N 200 E	Noise Air quality	4/13/19

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Printed Name	Signature	Address	Comment	Date
FRED ODEIN	Fred Oden	6762 N 200 E	Too much Dust	4/13/19
LISA KAY WYNN	Lisa R. Wynn	2029 E 4 th St	Dust / ^{excess} NOISE!!	4/13/19
Evelyn Wathen	Evelyn Wathen	2081 E 4 th St	too much noise + dust	4/13/19
WYNNE WATHEN	Wynne Wathen	2081 E 4 th St	noise / dust	4-13-19
KEITH MCCLELLAN	Keith McClellan	6753 N RR ST.	NOISE, DUST, TRAFFIC. CROPS	4/13/19
Odell Kiesow	Odell Kiesow	2550 E. 700 N.	Dust causing silicosis	4-14-19
Johnny	Johnny Wiedman	2077 SE - St	Dusty Noise	4-15-19
DAVID SWICK	David Swick	2225 W SECONDS	DUST BOTHER ^{my} HEAD	4-15-19
Ty S. Lewis	Ty S. Lewis	1737 E 700 N.	Noise / Property Value / ^{Dirty} Water	4-21-19
Brandee Lewis	Brandee Lewis	1737 E 700 N	Noise / Health Risk	4/21/19
Rylee Lewis	Rylee Lewis	1737 E 700 N	Traffic / Property Value	4/25/19

Printed Name	Signature	Address	Comment	Date
Roger Johnson	Roger Johnson	7521 N 200E Rochester	Allergies	4/13/19
Jennifer Johnson	Jennifer Johnson	7521 N 200E Rochester	Allergies	4/13/19
Carrie Ranstead	Carrie Ranstead	7873 N. 100E Argos	Extra traffic	4/13/19
Rachel Wyatt	Rachel Wyatt	6708 N. Old 31 Roch.	Noise, dust & traffic	4/13/19
Rick Wyatt	Rick Wyatt	6708 N. Old 31 Roch.	Noise/dust	4/13/19
Aaron Ramer	Aaron Ramer	6120 N. Old 31 Roch	Noise/dust/Traffic	4/13/19
Lynn Rodes	Lynn Rodes	5962 N Old us 31 Rochester	dust - Traffic - Noise	4-13-19
Roberta Rodes	Roberta Rodes	5962 N Old us 31 Rochester	Traffic for Buggies - Sat	4-13-19
Larry Urbin	Larry Urbin	913 Arthur St Rochester		
Brenda Urbin	Brenda Urbin	" "	" "	
Greg Wyatt	Greg Wyatt	6176 N. 175 W. Rochester	Noise	4/13/19
John Dudgeon	John Dudgeon	208 E 550 N	Noise dirt dust	4-13-19
GERRY Burkett	Gerry Burkett	4909 N Old us Hwy 31	Noise Traffic Trans	4/13/19
Jackie Burkett	Jackie Burkett	4909 N. Old us Hwy 31	Noise Traffic Truck	4-13-19
Sandra Rose	Sandra J Rose	1093 east 600 W	Noise dirt Traffic	4-13-19
Richard Ranstead	Richard Ranstead	382 W 700 N Rochester		4-13-19

Petition to Stop Special Exception for Concrete Recycling Facility

Petition summary and background	We the residents of Fulton County are against the request by Jackson Demolition Services Enterprise, LLC for a Special Exception to operate a concrete recycling facility on a portion of property located at Parcel (#008-II6003-00) N Old US 31; South of I68 E 700 N, Rochester IN, within the Agricultural (AG) District. Legal Description: N Div Nw 26 Mrl. 84.865 A
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to stop the approval of a Special Exception for a commercial/industrial operation (Concrete Recycling Facility) to be installed in an AG District and to not allow the rezoning of said area.

Printed Name	Signature	Address	Comment	Date
Barry Rose	Barry Rose	2144 E 600 N	air, water, noise pollution	4/12/19
Christina Rose	Christina Rose	2144 E 600 N	Air, water, noise, pollution	4/12/19
Jeff Johnson	Jeff Johnson	2155 E 600 N	Same	4/12/19
Jack Johnson	Jack Johnson	2155 E 600 N	Property Value	4/12/19
ROGER ROSE	Roger D Rose	1093 E 600 N	LANDFILL BUFFER AREA	4/14/19
GARY WYATT	Gary Wyatt	5863 OLD US HIGH 31 N	light/noise/air/water pollution	4/14/19
Christina Powers	Christina Powers	201 Westwood Lane	too loud / Air pollution	4-17-19
Tim BRASH	Tim Brash	148 PHEASANT CT.	Air, Water, Noise pollution	4.18.19
Jana Welch	Jana Welch	P.O. Box 156 Hanna IN.	Air, water, noise unsightly	4-29-19
Qua Young	Qua Young	7312 S. St Rd 17 Newayma	Air water Noise pollution	4/30/19
Bonita Matheson	Bonita Matheson	PO Box 22 Macy	air, water Noise	4/30/19
Sarahowler	Sarahowler	7702 N 250 W Rochester	pollution	4/30/19

Petition to Stop Special Exception for Concrete Recycling Facility

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Printed Name	Signature	Address	Comment	Date
Kent Conley	Kent Conley	1745 West Olson Rd	Put on their own land NO Way	4-12-19
Russ Whitbeck	Russell Whitbeck	4265 W 200 S Kewanna	USE your own land	4/12/19
Tammy Rude	Tammy Rude	674 W 200 S Kewanna	USE your own land	4-12-19
Barbara Bopf	Barbara Bopf	Indiana ave. Argos	Grandchildren have asthma	4-12-19
Sheila Conley	Sheila Conley	1745 West Olson Rd	USE your own land	4-13-19
Valerie Conley	Valerie Conley	966 E 375 N Rochester	USE your own land	4-13-19
Lawrence Carter	Lawrence Carter	3271 E 700 N Rochester	Air Quality Noise	4-16-19
Deborah Howard	Deborah Howard	8011-200 RD ARGOS	Air Quality & Noise	4-16-19
Dave Woods	Dave Woods	8011 200 RD ARGOS	AIR QUALITY - NOISE	4-16-19

[illegible]

Petition to Stop Special Exception for Concrete Recycling Facility

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[illegible]

Petition to Stop Special Exception for Concrete Recycling Facility

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Printed Name	Signature	Address	Comment	Date
VIRGINIA Conliff	Virginia Conliff	20711 Ironwood Rd Argos, IN	Air & Noise	4/21/19
Jim L. Conliff	Jim L. Conliff	20711 Ironwood Rd. Argos IN	Pollution	4-21-19
RYAN KLINGEMAN	Ry Kl	20609 IRONWOOD RD. ARGOS IN 46501	POLLUTION	4-21-19
Melissa Klingeman	Melissa Klingeman	20609 Ironwood Rd Argos, IN 46501	Noise, pollution, environment	4-21-19
Mark Hensley	Mark Hensley	8161 20th C Rd Argos IN 46501	Noise Pollution	4-21-19
Thelma Hensley	Thelma Hensley	8161 20th C Rd Argos IN 46501	Health / Noise / Pollution Problems	4/21/19
Steve Hensley	Steve Hensley	8161-20th C Rd Argos IN 46501	Health Noise / Pollution Problems	4/21/19
BRIAN McINTIRE	Brian McIntire	8231 20c Rd Argos IN 46501	NOISE Pollution	4/21/19
Tyce Lewis	Tyce Lewis	2008 E Second ST Rochester	NOISE	5/1/19

Docket #554-0419
John Gaerte
Development Standard Variance

Mr. Gaerte (#554-0419) is requesting Development Standard Variance of 180' off of the minimum lot width, for the purpose of a split, on property located at 3331 S 1300 E, Akron, within the Agricultural (AG) District.

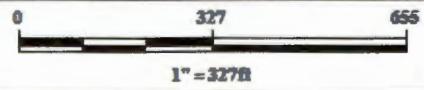
In the AG district the minimum lot width is 200'. Mr. Gaerte's property has an existing 20' lane to access the existing house located on 128 acres. He would like to split the house off with approximately 2-3 acres. Therefore a variance of 180' off of the minimum lot width, is being requested.

The remaining ground has access from 400 S.

The request is for Development Standard Variance of 180' off of the minimum lot width, for the purpose of a split, on property located at 3331 S 1300 E, Akron, within the Agricultural (AG) District.



- Parcels
- City Town Boundary
- New Buildings
- Dimensions
- Addresses
- Parcels
- Highways
- Roads
- Tippecanoe River



DEVELOPMENT STANDARD VARIANCE QUESTIONNAIRE

- What district is the project taking place within and what are the required development standards required for that district that are applicable to this petition request?

AG1 Lot width, Road frontage

- How much of a variance is needed (footage)?

180' off lot width

- What is the project needing a variance (bedroom, bathroom, etc.)?

Split

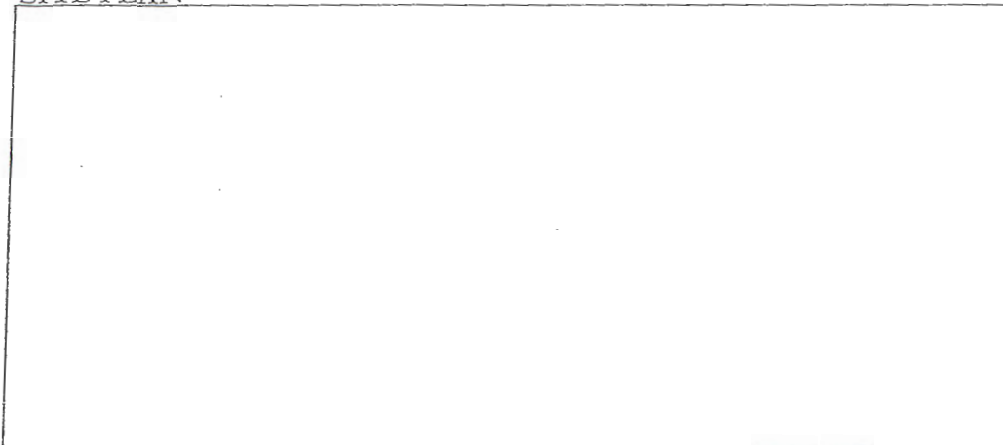
- What are the exact dimensions of the project (12' x 12')?

2-3 Acres proposed

- What is the reason the required development standards cannot be met?

- Has Health Department approval for septic & well been obtained, if applicable?

SITE PLAN



Interested Party Legal Notification

READ ALL ATTACHED SHEETS PRIOR TO PLACING YOUR SIGNATURE ON THIS SHEET

I the undersigned interested party, do hereby attest that I've read in complete and fully understand the Legal Notice of Public Hearing for Development Standard Variance before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

John Gaerte


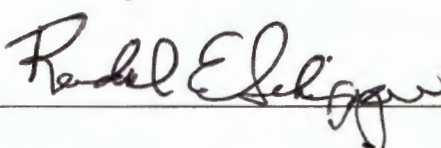
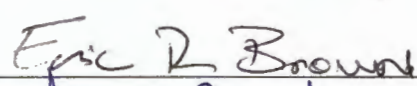
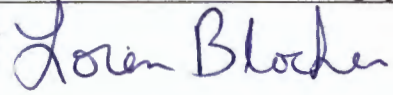
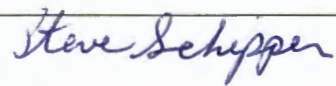
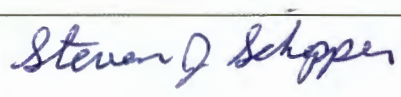
#BZA 554-0419

Located at: 3331 S 1300 E, Akron, IN

Legal Notification Requires:

- The legal notice of public hearing is sent via certified return receipt requested mail at least 25 days prior to the public hearing to all interested parties, and the receipts of said action are included in the application's supportive information to the Board; or
- Signatures written on a form supplied by the Plan Commission Office are presented with the application's supportive information to the Plan Commission Office verifying that each interested party received a copy of the Notice of Public Hearing.

The signature of any person on the form is not to be construed as a waiver or consent to the petition, but merely evidence that the person has received notice of the hearing.

NAME	ADDRESS	SIGNATURE
Cody B Statzer	4455 E 1600 N Macy, IN 46951	
R&D Schipper Land, Llc	5681 E 1100 N Roann, IN 46974	
Eric R & Amy J Brown	13430 E 400 S Macy, IN 46951	
Loren & Brenda Blocher	13855 E 300 S Akron, IN 46910	
Betty L Schipper	3071 S 1300 E Akron, IN 46910	
Steven Jay Schipper; Jan Elaine Yoder; & Schipper C/O Steven J Schipper	4655 East 1500 N Macy, IN 46951	

-DEVELOPMENT STANDARDS VARIANCE-

Applicant: John Gaerte

Project: Split

Variance from the Fulton County Zoning Ordinance: _____

Requesting: Variance off of min lot width

1. The requested developmental standards variance will not be injurious to the public health, safety, morals, and general welfare of the community.

Yes

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Yes

3. The strict application of the Fulton County Zoning Ordinance would result in a practical difficulty in the use of the property.

Yes

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

Permits issued in April	Current	Prior	YTD
Non-Commercial	31	46	77
Commercial	3	6	9
Sign	1	1	2
Building	33	36	69
Electrical	5	12	17
Applications Submitted in April			YTD
Special Exeptions	2	7	9
Administrative Appeals	0	0	0
Development Standard Variance	5	6	11
PC- Rezone/Plats/Sub-Div	0	1	1
Fees Collected in April			YTD
Permits, Applications, Copies	\$3,457.90	\$5,171.00	\$8,628.90
Fines	\$121.00	\$210.00	\$331.00
City Building Permits/EI& PI Registrations	\$1,497.50	\$1,811.05	\$3,308.55
County Building Permits	\$600.00	\$1,150.00	\$1,750.00
TOTAL:	\$5,676.40	\$8,342.05	\$14,018.45

DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
11/27/18	Sheets	202 Dunn	trash, vehicle	4/22/19		paid \$50 fine, working on
01/17/19	Kam	8839 Olson	trash vehicles	4/22/19		extension 4-22-19
01/17/19	Manns	4353 N SR 25	trash vehicles	5/15/19		paid \$50 fine working on it
01/17/19	Resident	4351 N SR 25	trash	5/15/19		paid \$50 fine working on it
01/17/19	Davis	411 E phillips	trash	4/20/19	\$350	
02/13/19	Yeazel	6742 N SR 25	trash	4/20/19	\$350	
02/13/19	Kewanna Park	418 Troutman	burnt mobile	5/15/19		
03/18/19	Burkholder	700 N 400 W	fence and gate			applied for a variance
04/05/19	Heeter	5838 N 675 E	trash and debris	5/15/19		
04/05/19	Dulin	6896 N SR 25	trash and debris	5/15/19		
04/05/19	McGee	7364 Olson	trash and debris	4/30/19	50	5-16-19 waiting on insurance, hiring Jackson's to clean up \$50
04/09/19	Comian	9658 Section Drive	trash, debris	4/24/19		returned
04/09/19	GVI	9660 Section Drive	trash, debris	5/15/19	\$50	
04/30/19	Emery	2857 Sunset	trash, debris	5/15/19		
04/30/19	Miller	998 Main St	trash debris	5/15/19		
04/30/19	Mink	990 N Main	trash, debris	5/15/19		
04/30/19	Benninghoff	11702 Railroad	trash, debris	5/15/19		
04/30/19	Ogle	430 E 18th	trash, tires, debris	5/15/19		
04/30/19	Zeiters	6192 Cedar Lane	trash	5/15/19		
04/30/19	Riffey	5399 Wabash	trash	5/15/19		
04/30/19	Straeter	748 Monitcello	farm animals	5/15/19		
04/30/19	Jurado	4924 S 150 S	rebuilding/remodel	5/15/19		
04/30/19	Vaughn	545 Brentwood	trash, debris	5/15/19		
04/30/19	Barnes	2244 E Sycamore	scrap trash	5/15/19		
04/30/19	Pan	2861 Sunset	demo debris	5/15/19		
04/30/19	Hayes	711 E 12th	scrap, trash	5/15/19		
04/30/19	Brown	202 W Dunn	trash, fence falling in	5/15/19		
	Risher	4485 Wolson	trash-debris	5-16-19		
			BUILDING LETTERS			
	Thompson	4403 N SR 25	needs removed			
01/17/19	Kaiser	4389 N SR 25	needs removed			
01/17/19	First Financial Bank	729 Main Street	pillars needs repaired			
10/08/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed			
08/09/18	Lafree	6007 N Lakeshore	needs repaired			Commissioners gave an extension
	Baker	3996 S Old US 31	needs removed or repaired			
	Livingston	3953 S Old US 31	needs removed or repaired			
	Blacketor	909 Park St				
	LAST UPDATED			4/30/2019		
			Councils/Commissioners			