

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, SEPTEMBER 11, 2019
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

July 10, 2019

OLD BUSINESS:

NEW BUSINESS:

Midwest Precision Technologies (#572-0819)
Mark Moore (#573-0819)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
July 10, 2019

FULTON COUNTY
BOARD OF ZONING APPEALS

WEDNESDAY, JULY 10, 2019

7:00 P.M.
COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
June 12, 2019

OLD BUSINESS:

NEW BUSINESS:
Daniel Elkins (#563-0519)
Todd Bryant (#564-0619)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS

July 10, 2019

The Fulton County Board of Zoning Appeals met on Wednesday the 10th day of July 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: Scott Hizer, Eric Straeter, Barry Baldwin and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

It is duly noted Debbie Barts was absent.

Casi stated Barry Baldwin is the new member of the Board, he replaced Don Lacluyse, who resigned.

IN RE: MINUTES

June 12, 2019

Dan Walsh, asked for any additions, deletions or corrections to be made to the June 12, 2019 minutes. Scott Hizer moved to approve the June 12, 2019 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Scott Hizer, Eric Straeter, Barry Baldwin and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Mr. Elkins (#563-0519
Development Standard Variance

Mr. Elkins (#563-0519) is requesting Development Standard Variance off of MS-02; recreational vehicle standards, for the purpose of utilizing a recreational vehicle as living space for 4-6 months a year without the existence of a primary structure, on property located at 7670 S 500 W, Kewanna, within the Agricultural (AG) District.

In the AG district recreational vehicles can be used as living space for 30 days in one (1) calendar year. The Elkins's utilize the recreational vehicle as living space part time in Texas and part time on their property located in Kewanna. They have used this property for the last four years and would like be able to continue to stay in the recreational vehicle for 4-6 months out of the year. Therefore a variance off of MS-02; recreational vehicle standards, is being requested.

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

Dan Walsh asked if anyone would like to speak in favor of the petition to please rise and state their name and address.

The following all spoke in favor of Mr. & Mrs. Elkins petition, comments being, they keep the property cleaned and up kept, great addition to the community:

Matt Woods, 7872 W 200 N, Rochester.

Judy Ulerick,

FULTON COUNTY BOARD OF ZONING APPEALS
July 10, 2019

David Sommers,
Bill Fred, 2958 W SR 14.
Peggy Dague, 7037 W 650 S,
John Hurd, 8873 W 650 S.

Being no one to speak Dan Walsh entertained a motion to close the public hearing. Scott Hizer moved to close the public hearing. Eric Straeter seconded the motion. Motion carried as follows: Scott Hizer, Eric Straeter, Barry Baldwin 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 Mr. Elkins (#563-0519) requesting Development Standard Variance off of MS-02; recreational vehicle standards, for the purpose of utilizing a recreational vehicle as living space for 4-6 months a year without the existence of a primary structure, on property located at 7670 S 500 W, Kewanna, within the Agricultural (AG) District., with the condition, the approval with Mr. & Mrs. Elkins. Scott Hizer seconded the motion.
Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Barry Baldwin	Yea
Dan Walsh	Yea

Motion to approve Mr. Elkins (#563-0519) requesting Development Standard Variance off of MS-02; recreational vehicle standards, for the purpose of utilizing a recreational vehicle as living space for 4-6 months a year without the existence of a primary structure, on property located at 7670 S 500 W, Kewanna, within the Agricultural (AG) District., with the condition, the approval with Mr. & Mrs. Elkins.
Passed with four votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Mr. Bryant (#564-0619)
Development Standard Variance

Mr. Bryant (#564-0619) is requesting Development Standard Variance of 5' off of the side yard, for the purpose of an addition onto an existing shed, on property located at 3189 E Main St., Macy within the Lake Residential (R3) District.

In the R3 district the side yard setback is 5'. Mr. Bryant's existing shed sits less than 1' off of the side yard. He would like to construct a 9' X 14' addition on each end of the existing shed. Therefore a variance of 5' off if the side yard is being requested.

Mr. Loper was present for Mr. Bryant.

Dan Walsh then asked for any Board questions or comments. Being none she then entertained a motion to open the public hearing. Scott Hizer moved to open the public hearing. Eric Straeter seconded the motion.

FULTON COUNTY BOARD OF ZONING APPEALS
July 10, 2019

Motion carried as follows: Scott Hizer, Eric Straeter, Barry Baldwin and Dan Walsh being in favor and no one opposing.

Dan Walsh asked Mr. Loper if he had anything further to add.

He did not at this time.

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

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.

Being no one to speak Dan entertained a motion to close the public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Scott Hizer, Eric Straeter, Barry Baldwin and Dan Walsh being in favor and no one opposing.

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

Scott Hizer moved to approve Mr. Bryant (#564-0619) requesting Development Standard Variance of 5' off of the side yard, for the purpose of an addition onto an existing shed, on property located at 3189 E Main St., Macy within the Lake Residential (R3) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Barry Baldwin	Yea
Dan Walsh	Yea

Motion to approve Mr. Bryant (#564-0619) requesting Development Standard Variance of 5' off of the side yard, for the purpose of an addition onto an existing shed, on property located at 3189 E Main St., Macy within the Lake Residential (R3) District.

Passed with four 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 July 10, 2019 Fulton County Board of Zoning Appeals meeting. Eric Straeter moved to adjourn the July 10, 2019 Fulton County Board of Zoning Appeals meeting at 7:45 P.M. Scott Hizer seconded the motion. Motion carried as follows: Scott Hizer, Eric Straeter, Barry Baldwin and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS
July 10, 2019

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #572-0819
Midwest Precision Technologies
Special Exception & Development Standard Variances

Midwest Precision Technologies (#572-0819) is requesting a Special Exception and Development Standard Variances off of SE-03 and 30' off of the front yard setback, to install a medium solar array, in the front yard on property located at 6262 E Ft. Wayne Road, Rochester, within the Agricultural (AG) Districts.

The zoning codes states: a medium scale solar array occupies more than 1,750 but less than 40,000 sf of panel surface area.

A ground mounted solar array shall be installed in either the side or rear yard and be located no closer than the setback for an accessory structure.

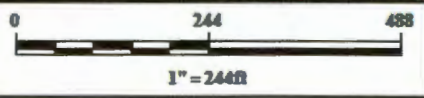
Midwest Precision Technologies would like to install a medium solar array, with a panel surface area of approximately 2532.82Sf. The panels would be approximately 11.8' x 214.9' and be placed in the front yard. In the AG district the front yard setback is 50' off of the road right of way. The solar array would sit approximately 20' off of the road right of way.

Therefore a special exception and development standard variances off of SE-03 and 30' off of the front yard are being requested to install a medium solar array in the front yard.

The request is for a Special Exception and Development Standard Variances off of SE-03 and 30' off of the front yard setback, to install a medium solar array, in the front yard on property located at 6262 E Ft. Wayne Road, Rochester, within the Agricultural (AG) Districts.



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





Recenter View

Small Wind System: A WECS that has a nameplate capacity (manufacturer's rating) less than or equal to 50 kilowatts per wind tower, and a total height of 140' or less, and a swept area of 40' or less.

Solar Energy System: Any device or structural design feature that has a whole primary purpose is to provide daylight for interior lighting or provide for the collection, storage, or distribution of solar energy for space heating, space cooling, electricity generation, or water heating.

- Roof-mounted/building mounted solar energy system: a solar energy system that is structurally mounted to the roof of a building or structure.
- Ground-mounted solar energy system: a solar energy system that is structurally mounted to the ground and is not roof mounted.
- Large-scale solar energy system: a solar energy system that occupies more than 40,000 square feet of panel surface area.
- Medium-scale solar energy system: a solar energy system that occupies more than 1,750 but less than 40,000 square feet of panel surface area.
- Small-scale solar energy system: a solar energy system that occupies 1,750 square feet of panel surface area or less.
- Micro-scale solar energy system: a solar energy system that occupies less than 120 square feet of panel surface area. (Solar energy systems not tied to an electrical system or a stand alone system are exempt such as flag pole lights, single solar lights, etc.)
- "Primary Use" Solar Energy System: A solar energy system is considered a primary use if there is no other primary use on site.

Special Exception: The use of land or the use of a Building or Structure on land which is allowed in the zoning District applicable to the land only through the grant of a Special Exception by the Board of Zoning Appeals.

Sport Court: A primary use of an area to be used for sports only, not including driveways.

Staff: The Executive Director, or any attorney, employee or agent of the Fulton County, Indiana, as designated by the Fulton County Area Plan Commission.

Storage and Transfer Establishment: A facility at which products, goods or materials are received from various locations and temporarily warehoused while awaiting distribution or shipment via a subsequent carrier, possibly along with other products, goods or materials to another destination.

Storage, Outside: The storage of any product, goods, equipment, machinery, vehicles, boats, junk, tractor trailers, railroad cars, supplies, Building materials or commodities, including raw, semi-finished and finished materials for a period of time in excess of one (1) week, the storage of which is not accessory to a residential use, and which is visible from ground level, provided, however, that vehicular parking and the display of automobiles, boats, trucks or farm equipment associated with a legally established dealership shall not be deemed Outside Storage.

Story: That part of a Building, with an open height of no less than seventy-eight inches (78"), except a mezzanine, included between the upper surface of one floor and the lower surface of the next floor, or if there is no floor above, then the ceiling next above.

Street: Any Public or Private Right-of-Way, with the exception of Alleys, essentially open to the sky and open and dedicated to the general public for the purposes of vehicular and pedestrian travel affording Ac-



vation District and in some cases with the approval of a Drainage Plan/Agreement on file with the Fulton County Surveyor.

WE-37: Post-Construction Requirements

Post-construction, the applicant shall comply with the following provisions:

A. As-Built Plans

Where upon completion of the phases of the project being proposed, the exact measurements of the location of utilities and structures erected during the development are necessary for public record shall therefore be recorded. The applicant, owner, or operator shall submit a copy of the Final Construction Plans (as-built plans), as amended, to the Planning Department with the exact measurements thereon shown. The Plan Commission staff, after being satisfied that the measurements are substantially the same as indicated on the originally approved final plan(s) shall approve, date and sign said Construction Plans for the project. One set of As-Built plans will be submitted in CAD or shape-file format to be incorporated into the Fulton County GIS.

B. Change in Ownership

It is the responsibility of the owner or operator listed in the application to inform the Plan Commission of all changes in ownership and operation during the life of the project, including the sale or transfer of ownership or operation. Proof shall be provided to the Plan Commission that any subsequent purchaser shall comply with all financial obligations as originally approved for the project, and that the purchaser is contractually obligated to assume all responsibilities of the original applicant.

5-1.5 Solar Energy Systems (SES) Standards (SE)

In order to protect the public health, safety, and general welfare of the community while accommodating the energy needs of residents and businesses, these regulations are necessary in order to:

1. To bring the benefits of solar energy to Fulton County, including the potential to add local jobs, reduce energy bills, and reduce pollution in a manner that preserves reliability and affordability
2. minimize adverse effects of SES facilities through careful design and siting standards;
3. avoid potential damage to adjacent properties from SES failure through structural standards and setback requirements.

SE-01: The Fulton County Planning Office is vested with the authority to review, approve, and disapprove applications for Solar Energy Systems, including a sketch, preliminary plans and final plans.

SE-02: Regulations of the siting of SES facilities is an exercise of valid police power delegated by the State of Indiana. The developer has the duty of compliance with reasonable conditions laid down by the Fulton County Plan Commission.

SE-03: Ground-mounted solar energy systems in all districts shall be installed either in the side yard or rear yard. Ground-mounted solar energy systems accessory to a principal use may be located no closer than the setback for accessory structures from the side or rear lot line.

SE-04: Height Requirements

- a. Roof mount: Roof-mounted solar energy systems may exceed the maximum building height, provided the SES does not exceed five feet in height above the roofline in residential districts and ten feet above the roof line in all other districts.
- b. Ground mount: The maximum height restrictions for accessory structures in each zoning district are applicable to ground-mounted solar energy systems and solar energy systems.

SE-05: Lot Coverage cannot exceed the impervious lot surfaced requirements.

SE-06: Solar energy systems must meet the requirements of the Fulton County Drain Board.

SE-07: Permit Requirements

1. Small rooftop, micro, and ground mount solar installations are permitted in all major zoning districts.



2. A Technical Review Committee (TRC) site plan approval is required for Medium- and Large-scale solar energy systems prior to building permit approval.
3. Micro and Small systems are permitted uses in all Zone Districts.
4. Medium and Large systems are special exception uses in the AG, AP, RR, SR, KW, IR, HC, VC, GC, IN, and IU Districts.

SE-08: A Technical Review is required for Medium- and Large-scale solar energy systems prior to building permit approval. Site Plan documents shall include:

1. Property lines and physical features, including roads, for the project site;
2. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
3. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
4. Name, address, and contact information for proposed system installer;
5. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
6. Zoning district designation for the parcel(s) of land comprising the project site.
7. Documentation that the owner has submitted notification to the utility company of the customer's intent to install an interconnected customer-owned generator. Off-grid systems are exempt from this requirement.

SE-09: Removal Requirements – Any small, medium- or large-scale ground-mounted solar energy system which has reached the end of its useful life or has been abandoned shall be removed [by the owner or operator]. The owner or operator shall physically remove the installation no more than one year after the date of discontinued operations. The owner or operator shall notify the Fulton County Plan Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

- (a) Physical removal of all solar energy systems, structures, and equipment from the site.
- (b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- (c) Stabilization or re-vegetation of the site as necessary to minimize erosion. The Fulton County Planning Office may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

SE-10: Abandonment – Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the small, medium- or large-scale ground-mounted solar energy system shall be considered abandoned when it fails to operate for more than one year without the written consent of the Fulton County Plan Department. If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within one year of abandonment or the proposed date of decommissioning, the County retains the right after the receipt of an appropriate court order, to enter and remove an abandoned, hazardous, or decommissioned small, medium, or large-scale ground-mounted solar energy system at the owner/operator's expense. As a condition of Site Plan approval, the applicant and landowner shall agree to allow entry to remove an abandoned or decommissioned installation

5-1.6 Height Standards (HT)

HT-01: No structure may be erected or changed so as to make its height greater than specified in its applicable Zoning District, except as noted below. Exceptions to height standards include:

- A. These specified height exceptions may exceed the permitted height regulations by twofold (x2) or seventy-five (75) feet; whichever is less.
 - a. Church steeples,
 - b. Water Towers, and



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?

AG- Solar Array Can only sit in side
& rear yard - 50' off ROW (40' ROW)
- 70' &

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

- Allowed to sit in front yard
- 30' off front yard (W)

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

Solar Array

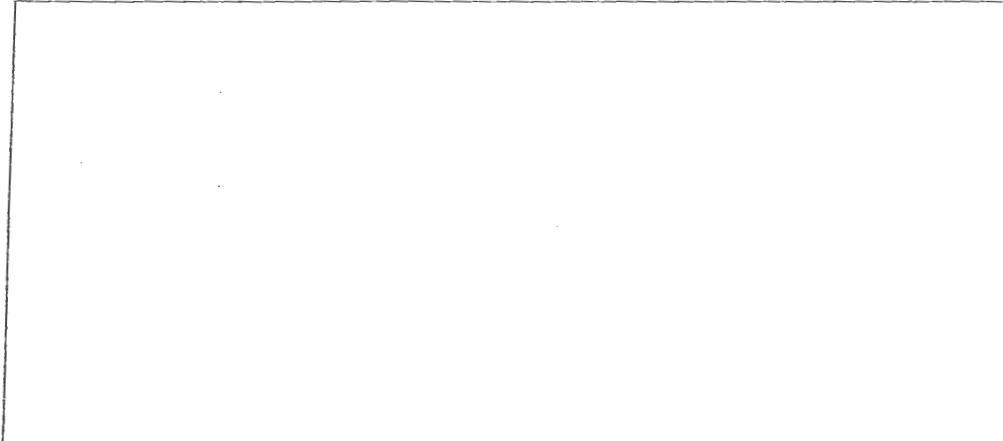
- What are the exact dimensions of the project (12' x 12')?

11.8' x 214.9' panels

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

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

SITE PLAN



SPECIAL EXCEPTION QUESTIONNAIRE SOLAR ARRAY

- What district will the solar array be placed within?

AG AP RR SR KW IR HC VC GC IN

- What type of Solar array

MEDIUM 1,751-40,000 square feet of panel surface

LARGE over 40,000 square feet panel surface

- What are the dimensions?

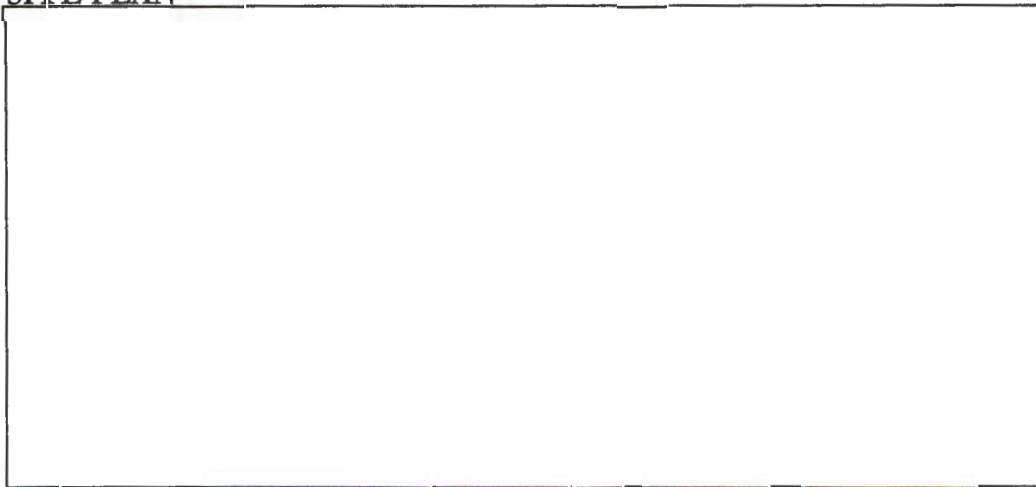
11.8' x 214.9'

(2532.82 sf Appx)

- Will all other required setbacks be met?

NO - Variance required for front yard placement

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 Special Exception before the Fulton County Board of Zoning Appeals supplied to you by the applicant of said public hearing,

Midwest Precision Technologies

#BZA 572-0819

Located at: 6262 E Ft Wayne Road, Rochester, 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
Michael A Trust-1/2; & Linda K Boldry Trust ✓ 1607 Ewing Rd Rochester, IN 46975	Michael A Boldry, Trustee
W Ronald & Bridget R Wheadon ✓ 5956 E Ft Wayne Rd Rochester, IN 46975	W. Ronald Wheadon
Harvest Land LLC 4725 W 100 N Rochester, IN 46975	
Bruce E Fansler 2034 N 600 E Rochester, IN 46975	Bruce E Fansler
Smith Agro Farms Inc ✓ 4725 W 100 N Rochester, IN 46975	Dale Smith Sec.
Richard & Janet S DeLawter 2048 N 650 E Rochester, IN 46975	Janet DeLawter
Martha A Peterson ✓ 550 Sweetgum Rd Rochester, IN 46975	Martha Peterson
Karen N Hoff ✓ 1210 Bittersweet Lane Rochester, IN 46975	Karen Hoff
Toby D & Julie A Norris 1827 N 650 E Rochester, IN 46975	Toby Norris

Rosalie Sue Lowe 6514 E Ft Wayne Rd Rochester, IN 46975	<i>Rosalie Sue Lowe</i>
Kathy A & Ronald E Moore 825 S 500 E Rochester, IN 46975	<i>Kathy Moore</i>

Docket #573-0819
Mark Moore
Development Standard Variance

Mr. Moore (#573-0819) is requesting Development Standard Variances off the minimum lot width and minimum lot size, for the purpose of a split, on property located at 875 N SR 19, Akron, IN within the Agricultural (AG) District.

In the AG district the minimum lot width is 200' and minimum lot size is 1 acre for a newly created lot. Mr. Moore's existing lot has only approximately 227' of road frontage. He would like to split off approximately ½ acre lot on the northwest corner, which would have approximately 130' road frontage. The remaining lot would be 13.5 acres and have approximately 97' road frontage. The measurements are approximate until a survey is conducted. Therefore a variance off the minimum lot width and minimum lot size for the northwest lot is being requested, and a variance off of the minimum lot width for the remainder of the lot.

Both tracts to be created have a home presently existing. The petitioner stated the home to the south is to be demolished and a new home built on the majority of the acreage. The existing home on the proposed ½ acre tract is where his mother lives and will continue to reside.

The request is for Development Standard Variances off the minimum lot width and minimum lot size, for the purpose of a split, on property located at 875 N SR 19, Akron, IN within the Agricultural (AG) District.

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?

AGU - Lot width 200'
Lot Size 1 Acre

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

70' Lot width .50 acre West lot
103' Lot width E Lot

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

Split

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

130' x 165' Appx .50 acre West Lot
97' lot width at road East lot 13.5 acres

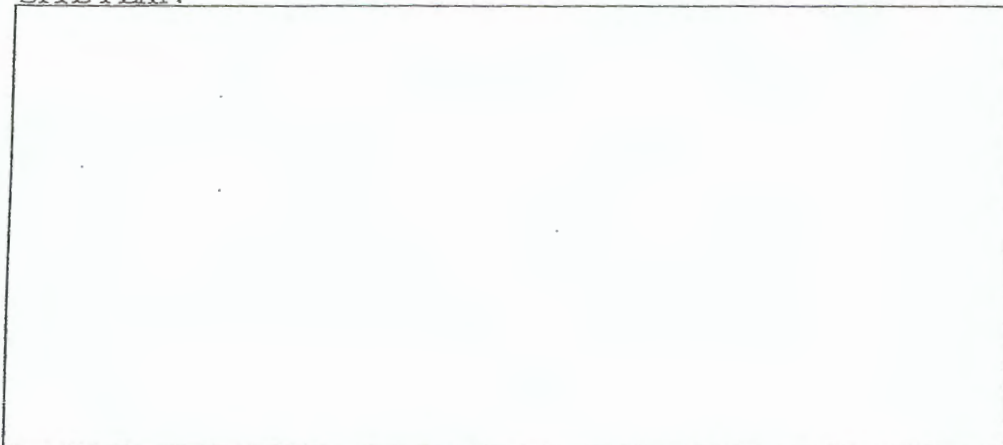
- What is the reason the required development standards cannot be met?

Lot has 227' Road frontage

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

In review

SITE PLAN



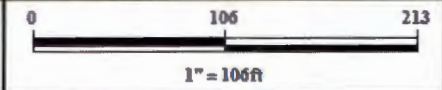


- Parcels
- County Boundary
- City Town Boundary
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits
- Illegal Structure
- Parcels
- Dimensions
- Roads
- Highways
- Grid





- City Town Boundary
- Lakes/River
- Parcels
- Addresses
- Bldg Permits
- Permits - Accessory
- Highways
- Roads
- Lakes/River
- Parcels
- Lots



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,

Mark Moore

#BZA 573-0819

Located at: 875 N SR 19, 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
Stan Miller Investments LLC	9525 W SR 14 Akron, IN 46910	<i>Stan Miller</i>
Jerry L Sr & Betty J Cooper	3151 S Reed Kokomo, IN 46902	<i>Jerry Cooper</i>
Adams Phillip David; Adams Kent Raymond; & Cooper %LE Raymond & Marilyn R Adams	997 N State Rd 19 Akron, IN 46910	<i>Phillip Adams Kent Adams Betty Cooper Raymond Adams</i>
Adams Heritage Farms LLC	8715 W St Rd 14 Akron, IN 46910	<i>Chris Adams</i>
Chris D & Debra J Moore	830 N ST RD 19 Akron, IN 46910	<i>Chris D Moore Debra J Moore</i>
Scott & Sheryl L Bilby	835 N State Road 19 Akron, IN 46910	<i>Sheryl Bilby Scott Bilby</i>
Norman E Hall III	783 N State Rd 19 Akron, IN 46910	<i>N E Hall</i>

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

Permits issued in August	Current	Prior	YTD
Non-Commercial	30	161	191
Commercial	4	15	19
Sign	4	5	9
Building	20	140	160
Electrical	8	38	46
Applications Submitted in August			YTD
Special Exeptions	2	9	11
Administrative Appeals	0	0	0
Development Standard Variance	6	22	28
PC- Rezone/Plats/Sub-Div	2	1	3
Fees Collected in August			YTD
Permits, Applications, Copies	\$4,365.71	\$15,506.36	\$19,872.07
Fines	\$371.00	\$711.00	\$1,082.00
City Building Permits/EI& PI Registrations	\$852.50	\$7,541.05	\$8,393.55
County Building Permits	\$325.00	\$2,970.00	\$3,295.00
TOTAL:	\$5,914.21	\$26,728.41	\$32,642.62

DATE	OWNER	ADDRESS	VIOLATION	TWP	DEADLINE	FINE(S)	NOTES
01/17/19	Davis	411 E phillips	trash	Union	6/4/19	\$750	
04/30/19	Emery	2857 Sunset	trash, debris	Liberty	9/5/19	\$100	
04/30/19	Miller	998 Main St	trash debris	Union	9/5/19	\$50	
04/30/19	Pan	2861 Sunset	demo debris	Liberty	9/5/19		
04/30/19	Brown	202 W Dunn	trash, fence falling in	Liberty	5/15/19		hold
05/01/19	Risner	4485 W Olson	trash debris	Rochester	8/19/19		
06/01/19	Upland Apts	1703 Madison (in back)	trash and debris	Rochester	9/5/19	\$50	
07/09/19	Downs	1205 Elm	trash	Rochester	7/24/19		
08/05/19	Glenn	8778 Francis St	trash, debris, vehicles	Aubbee	8/20/19		working on
08/05/19	Atkins	8995 Francis St	trash debris	Aubbee	8/20/19		
08/05/19	Liming	1355 S 400 E	house fire debris	Rochester	9/1/19		
08/05/19	Boyd	4394 N 100 W	trash, debris, vehicles	Richland	8/20/19		working on
08/05/19	Oleary	7282 S SR 17	trash, debris, vehicles	Wayne	8/20/19		
08/05/19	Utter	3171 E 400 N	needs special exception	Newcastle	8/20/19		applied for special exception
08/05/19	Kiggins	109 Jefferson	deck without permit	Rochester	8/20/19		applied for variance
08/21/19	Burkholder	4090 E 300 N	pond, blocking ditch	Rochester	9/5/19		
08/21/19	Richie	208 W Main	demo debris	Union	9/5/19		
08/21/19	Blair	11121 W 400 N	trash	Aubbee	9/5/19		
08/22/19	Franks	372 N SR 19	living in rv	Henry	9/6/19		
08/22/19	Graham	2845 Sunset	shed	Liberty	9/6/19		
08/26/19	Sanchez	711 Monroe	trash	Rochester	9/11/19	\$50	
08/27/19							
08/27/19							
08/27/19							
			Councils/Commissioners				
			Court Action				
	Games	10139 W 600 N	illegal trailer/trash			\$2,000	Court Action
08/17/17	Suemagi	2880 Blacketor	fine and clean up			\$2,000	Court Action