

**THE REGULARLY SCHEDULED**

**FULTON COUNTY**

**BOARD OF ZONING APPEALS  
MEETING**

**SET FOR JANUARY 10, 2018**

**HAS BEEN CANCELED**

**DUE TO NO BUSINESS**

**THE NEXT MEETING IS SCHEDULED  
FOR**

**FEBRUARY 14, 2018**

**AT 7:00 P.M.**

**IN THE COMMISSIONERS/COUNCIL  
ROOM**

**THE REGULARLY SCHEDULED**

**FULTON COUNTY**

**BOARD OF ZONING APPEALS  
MEETING**

**SET FOR FEBRUARY 14, 2018**

**HAS BEEN CANCELED**

**DUE TO NO BUSINESS**

**THE NEXT MEETING IS SCHEDULED  
FOR**

**MARCH 14, 2018**

**AT 7:00 P.M.**

**IN THE COMMISSIONERS/COUNCIL  
ROOM**

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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, MARCH 14, 2018  
7:00 P.M.

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**CALL TO ORDER**

**ELECTION OF OFFICERS**

**ADOPTION OF MEETING RESOLUTION**

**BOARD OF ZONING APPEALS MINUTES FOR:**

DECEMBER 13, 2017

**OLD BUSINESS:**

Barry Green (#438-1216)  
Donna Oberg (#71-1003)  
Richard Chilcutt (#116-1105)

**NEW BUSINESS:**

Anthony Jacobson (#482-1117)  
Andrew Curtis (#483-0218)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS  
DECEMBER 13, 2017**

**FULTON COUNTY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, DECEMBER 13, 2017**

**7:00 P.M.**

**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**November 8, 2017**

**OLD BUSINESS:**

**Barry Green (#438-1216)**

**NEW BUSINESS:**

**Joel Martin (#480-1117)**

**Amber Reinhold (#481-1117)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**FULTON COUNTY BOARD OF ZONING APPEALS  
DECEMBER 13, 2017**

The Fulton County Board of Zoning Appeals met on Wednesday the 13<sup>th</sup> day of December 2017, 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: Dan Walsh, Eric Straeter, and Scott Hizer. Also in attendance were: Executive Director, Casi Cowles, and Administrative Secretary, Heather Redinger.

It is duly noted Board Attorney, Greg Heller, Don Lacluyse and Debbie Barts were absent.

IN RE: MINUTES

November 8, 2017

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the November 8, 2017 minutes. Eric Straeter moved to approve the November 8, 2017 Fulton County Board of Zoning Appeals minutes, as written. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Barry Green (#438-1216)

Barry Green called the office and stated the moving permits for the mobile home have been issued, and the mobile will be moved as soon as weather permits.

The Board agreed to table the petition until the next scheduled meeting.

Dan Walsh then entertained a motion. Eric Straeter moved to table Barry Green (#438-1216) until the next scheduled meeting. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Joel Martin (#480-1117)  
Special Exception

Mr. Martin (#480-1117) is requesting a Special Exception to operate farm equipment sales and service, on property located at 7487 E 450 N, within the Agricultural (AG) District.

Mr. Martin would like to operate farm equipment sales and service on his property. A new building approximately 60' x 110' would be constructed for the business. The parking area would be located in the front of the building. At this time, it would be a small family business and there would be no other employees. Mr. Martin also stated all fluids would be recycled, and he uses a waste oil burner for heat. Mr. Martin is currently working with the Fulton County Health Department for his septic approval. He would also like to erect a 4' x 5' sign at the end of the drive.

Dan Walsh asked if Mr. Martin had anything further to add.

He did not have anything further to add.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**DECEMBER 13, 2017**

Dan Walsh asked for any Board question or comments.

Being no questions or comments, Dan Walsh 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: Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition.

Chuck Feldman, 8724 E 450 N, how much truck traffic, it's a very narrow road, not sure if it would support excess truck traffic.

Dan Walsh stated the roads support truck traffic now. He stated he doesn't think the business will have excess traffic.

Jocelyn Walters asked Mr. Martin if he would have scrap and junk sitting around his property.

Mr. Martin stated he wouldn't have junk sitting around, there may be a few tractors sitting there as he works on them and restores them for re-sale.

Being no one else to speak in favor or opposed, he then 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: Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

Being no further Board questions or comments, Dan Walsh entertained a motion regarding the petition. Scott Hizer moved to approve Mr. Martin (#480-1117) is requesting a Special Exception to operate farm equipment sales and service, on property located at 7487 E 450 N, within the Agricultural (AG) District. Eric Straeter seconded the motion.

The Board members then proceeded to fill out their Findings of Fact Forms.  
Heather Redinger conducted a roll call vote:

Eric Straeter	Yea
Scott Hizer	Yea
Dan Walsh	Yea

Motion to approve Mr. Martin (#480-1117) is requesting a Special Exception to operate farm equipment sales and service, on property located at 7487 E 450 N, within the Agricultural (AG) District. Passed with three votes being in favor and no one opposed.

**FULTON COUNTY BOARD OF ZONING APPEALS  
DECEMBER 13, 2017**

IN RE:           NEW BUSINESS

Amber Reinhold (#481-1117)  
Special Exception

Mrs. Reinhold (#481-1117) is requesting a Special Exception for detached additional living space, on property located at 4775 SR 14, within the Agricultural (AG) District.

Mrs. Reinhold would like to convert an existing structure on the property, into living space. The structure was previously used for a business and is approximately 2288 sf. The property is currently zoned AG & HC. The existing structure is located in the HC district which does not allow housing. Mrs. Reinhold requested a zone map amendment for the area to be rezoned to AG to allow the structure to be a home. If both petition requests are approved Mrs. Reinhold would then begin working with the Fulton County Health Department for her septic approval.

Dan Walsh asked if Mrs. Reinhold had anything further to add.

She did not have anything further to add.

Dan Walsh asked for any Board question or comments.

Being no questions or comments or public, Dan Walsh entertained a motion regarding the petition. Eric Straeter moved to approve Mrs. Reinhold (#481-1117) is requesting a Special Exception for detached additional living space, on property located at 4775 SR 14, within the Agricultural (AG) District, with the condition the rezone request is approved by the Fulton County Commissioners. Scott Hizer seconded the motion.

The Board members then proceeded to fill out their Findings of Fact Forms.  
Heather Redinger conducted a roll call vote:

Eric Straeter	Yea
Scott Hizer	Yea
Dan Walsh	Yea

Motion to approve Mrs. Reinhold (#481-1117) is requesting a Special Exception for detached additional living space, on property located at 4775 SR 14, within the Agricultural (AG) District, with the condition the rezone request is approved by the Fulton County Commissioners. 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 December 13, 2017 Fulton County Board of Zoning Appeals meeting. Eric Straeter moved to adjourn the December 13, 2017 Fulton County Board of Zoning Appeals meeting at 7:30 P.M.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**DECEMBER 13, 2017**

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

FULTON COUNTY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary

Docket #71-1003  
Donna Oberg  
Special Exception  
Temporary Hardship Dwelling

Donna Oberg is requesting a renewal of the special exception she was granted for a temporary hardship dwelling unit on her property located in the Ag District and partly in the R3 district, 2791 Main Street, Macy, IN. The temporary hardship dwelling unit (14 X 70 mobile home) is being utilized by Ms. Oberg's mother Madie Oberg. This tract of land totals seven and seven-tenths (7.7) acres.

Donna Oberg was granted her request upon these conditions:

- 1) Donna Oberg is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department prior to the placement of the temporary home; and
- 2) the temporary home is never used as a rental unit; and
- 3) the temporary home be utilized as a dwelling for no one except Madie Oberg; and
- 4) the temporary home is removed after Madie Oberg no longer utilizes it as a dwelling; and
- 5) the temporary home is either removed or a renewal requested every two years .

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Donna Oberg has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.





**Docket #116-1105  
Richard A. Chilcutt  
Special Exception  
1 Action**

Richard Chilcutt (#116-1105) is requesting a renewal of the special exception he was granted for a temporary second dwelling unit on his mother's property (Helen Murphy), located in the Ag District, 1795 South 1075 East, Akron, IN, a total of 3.0 acres.

Mr. Chilcutt's original request was to replace a 12' x 50' mobile home, currently located on the property with a newer 14' x 70 mobile home, so he could help care for his mother. The mobile home meets the regulations of the Fulton County Zoning Ordinance, the Fulton County Building Code and the Fulton County Health Department.

\*\*\*\*\*

Mr. Chilcutt was granted his request, upon these conditions:

- 1) the temporary home is never used as a rental unit; and
- 2) the temporary home be utilized as a dwelling for no one except Mr. Chilcutt, and
- 3) the temporary home is removed after Mr. Chilcutt no longer utilizes it as a dwelling; and
- 4) the temporary home is either removed or a renewed every two (2) years.





- Parcels
- City Town Boundary
- Permits - Accessory
- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits
- Parcels
- Highways
- Roads
- Tippecanoe River





**Docket #482-1117**  
**Anthony Jacobson**  
**Development Standard Variance**

Anthony Jacobson (#482-1117) is requesting a development standard variance off of the 5-2.4 parking standards, to allow a cargo container on property located on 1983 N 300 W, within the Agricultural (AG) District.

Cargo containers are not allowed to be used for storage. Mr. Jacobson has a cargo container he is currently using for storage and would like to be able to keep it on his property. Therefore a variance off of the 5-2.4 parking standards is being requested.

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The request is for development standard variance off of the 5-2.4 parking standards, to allow a cargo container on property located on 1983 N 300 W, Rochester, within the Agricultural (AG) District.

FILED

MAR - 7 2018

Fulton County  
Plan Commission

3-7-18

In regard to Anthony Jacobson  
having a storage container on  
his property, my husband and I  
wouldn't mind that if he  
would use it to clean up the  
area. He has dug trenches and  
not filled things in and so  
can't cut the grass. The whole  
area is becoming unsightly.  
Our farm surrounds his property.  
We hope to be at the Zoning  
Board meeting on March 14<sup>th</sup>

Earl & Phyllis Wisely  
1621 N. 300 W.  
Dochester

## 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 District

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

N/A

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

Storage Due to remodel cause  
by flood. / Diverce not allowed to sell / transfer item/piece

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

8 x 40

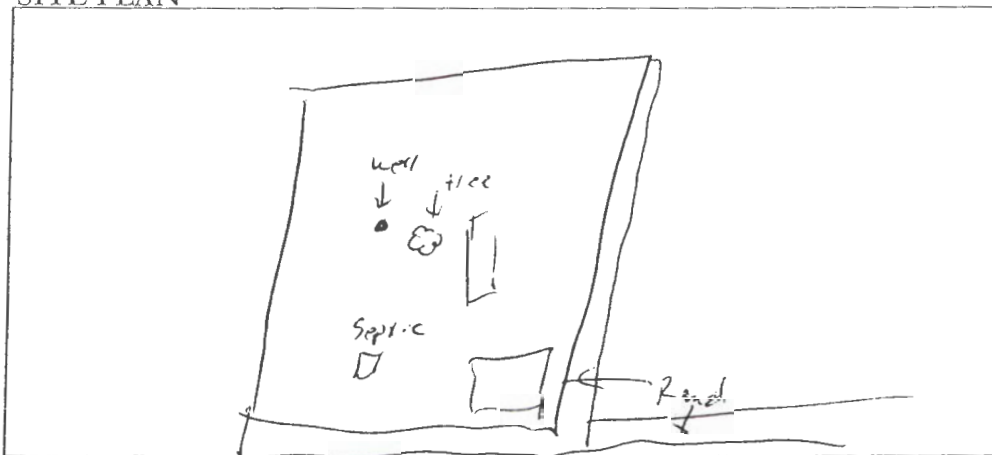
- What is the reason the required development standards cannot be met?

Cargo container Not allowed  
in AG

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

Septic & well been approved.

SITE PLAN



- DEVELOPMENT STANDARDS VARIANCE -

Applicant: Anthony Taccibson  
Project: Remodel / Storage unit  
Variance from the Fulton County Zoning Ordinance: \_\_\_\_\_  
Requesting: Keep storage unit.

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

Cargo unit is contained locked  
and secure.

- 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.

It is well keep storage unit  
and looks in great shape.

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

Due to fact Not allowed need to  
storage work equipment / household item  
to complete Remodel of my home.

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Earl wisely 3/5 mark  
w. eleg 2/5  
1621 N 300 W  
Rochester IN 46975



9590 9403 0342 5163 3334 46

## 2. Article Number (Transfer from service label)

7014 0510 0002 2183 3078

PS Form 3811, April 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Phyllis W. Selby*

- ☐
- Agent
- 
- ☐
- Address

## B. Received by (Printed Name)

Phyllis W. Selby

## C. Date of Delivery

8-10-18

- D. Is delivery address different from item 1? ☒ Yes  
If YES, enter delivery address below: ☐ No

PO Box 2434  
Orange Beach, AL  
36561

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Kevin Smith Revocable  
Trust  
4107 W 100N  
Rochester, IN 46975



9590 9403 0342 5163 3334 53

## 2. Article Number (Transfer from service label)

7014 0510 0002 2183 3078

PS Form 3811, April 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Stacy*

- ☐
- Agent
- 
- ☐
- Address

## B. Received by (Printed Name)

## C. Date of Delivery

11/22

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

Insured Mail  
(over \$500)

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Jason & Melinda A Owens  
1880 W 200W  
Rochester IN 46975



9590 9403 0342 5163 3334 39

## 2. Article Number (Transfer from service label)

7014 0510 0002 2183 3085

PS Form 3811, April 2015 PSN 7530-02-000-9053

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Melinda Owens*

- ☐
- Agent
- 
- ☐
- Address

## B. Received by (Printed Name)

Melinda Owens

## C. Date of Delivery

12/25/18

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type









- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restrict Delivery          |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation                     |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

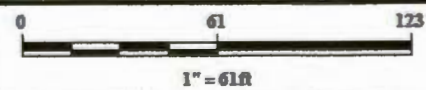
Restricted Delivery

Domestic Return Receipt





-  Parcels
-  City Town Boundary
-  Addresses
-  Bldg Permits
-  Parcels
-  Highways
-  Roads
-  Tippecanoe River



**Docket #483-0218**  
**Andrew Curtis**  
**Development Standard Variances**

Andrew Curtis (#483-0218) is requesting a development standard variances of 33' off of the front, 15' off of the south side, 5' off of the north side and 13' off of the rear setback, for the purpose of additions onto an existing building on property located on 6944 S SR 25, Rochester, within the Agricultural (AG) District.

In the AG district the front yard setback is 50' off of the road right of way, the side yard and rear yard setbacks are 30'. Mr. Curtis would like to add a 12' porch/overhang around the front and sides, which would sit approximately 17' off of the road right of way, approximately 15' off of the south side and 25' off of the north side. He would also like to add a 9' lean to along the rear of the building, which would sit approximately 17' off of the rear yard. Therefore variances of 33' off of the front, 15' off of the south side, 5' off of the north side and 13' off of the rear setback are being requested.

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The request is for development standard variances of 33' off of the front, 15' off of the south side, 5' off of the north side and 13' off of the rear setback, for the purpose of additions onto an existing building on property located on 6944 S SR 25, Rochester, 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?

AG - 50' front, 30' side, 30' rear

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

33' off front yard, 15' off (S) side,  
13' off rear 5' off (N) side

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

Additions

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

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

Current structure does not meet setbacks

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

### SITE PLAN

see attached



## OutdoorPowerEquipmentStation

6944 South State Road 25

Rochester, IN. 46975

### Requisition

1. Permission to erect a porch/overhang on south, east and north sides
  - a. 12 feet from walls, 9 foot at openings
  - b. Option to enclose
  - c. Lights for illumination/security
2. Permission to continue lean to structure on west side as needed
3. Permission to pour concrete under porches
4. Permission to do concrete in general (example – pour pads around structure if porch request is denied with pads being 12 feet wide in general and 16 feet wide in front of overhead doors)
5. Install fencing for security and aesthetic purposes as needed
6. Option to do Asphalt installation/work
7. Install lighting at corners of building as needed
8. Option to install digital signage on east side (facing highway)
9. Option to install display windows as needed

Notes : Overhang structures could be scaled back to 10 feet from walls on north and south ends. Best weather protection needs to be 12 feet. Two center overhead doors would have a matching canopy type structure above them for aesthetic purposes.

Thanks for your time and consideration,

Andy Curtis (owner)







**AREA PLAN COMMISSION OFFICE**  
**2017 END OF YEAR REPORT**

**Total Permits Issued in 2017: 584**

- **209 Building Permits**
- **93 Electrical Permits**
- **282 Location Improvement Permits (Zoning)**
  - 245 Non-commercial Permits
  - 17 Commercial Permits
  - 20 Sign Permits
- **22 (2017) & 30 (2018) Electrical Registrations**
- **5 (2017) & 4 (2018) Plumbing Registrations**

**Total Permits Issued in 2016: 636**

- **217 Building Permits**
- **80 Electrical Permits**
- **339 Location Improvement Permits (Zoning)**
  - 287 Non-commercial Permits
  - 27 Commercial Permits
  - 25 Sign Permits
- **51 Electrical Registrations**
- **8 Plumbing Registrations**

**Others Incorporates:**

**Additions to Existing Structures**  
**Temporary Second Dwellings**  
**Decks**  
**Porches**  
**Removing Existing Structures**  
**Pool & Bath House**  
**Pools**  
**Grain Bins**  
**Corn Cribs**  
**Sheds**  
**Breezeways**  
**Cabins**  
**Pavilions**  
**Lean-To**  
**Carports**  
**Privacy Fences**

**13~Aubbeenaubee Twp**

- \*\* {
- 0- Dwellings~
  - 1- Garages
  - 0- Pole Barns
  - 7- Others
  - 0-Signs
  - 3- Building Permits
  - 1- Commercial
  - 1-Electrical

**81~Henry Twp**

- \*\* {
- 6 -Dwellings~
  - 1- Garages
  - 15- Pole Barns
  - 20- Others
  - 1-Signs
  - 18- Building Permits
  - 0- Commercial
  - 20-Electrical

3- Site Built  
3-Manufactured

- 32-Town Of Akron**
- 10-Others
  - 12-Electrical
  - 9-Building
  - 1-Pole Barn

**49~Liberty Twp**

- \*\* {
- 2 -Dwellings~
  - 2-Garages
  - 5- Pole Barns
  - 15- Others
  - 0- Sign
  - 11- Building Permits
  - 4-Comm
  - 10-electrical

0- Site Built  
2-Manufactured

- 6- Town Of Fulton**
- 2-Building
  - 4-others

**21~Newcastle Twp**

- \*\* {
- 2- Dwellings~
  - 0- Garages
  - 4- Pole Barns
  - 6- Others
  - 0-Signs
  - 5- Building Permits
  - 4-Electrical

1-Manufactured  
1- Site Built

**29~ Richland Twp**

- \*\* {
- 1- Dwelling~
  - 0- Garages
  - 7- Pole Barns
  - 14- Others
  - 1-Signs
  - 6- Building Permits
  - 0- Commercial
  - 0-Electrical

0- Site Built  
1-Manufactured

**\*\* Multiple Structures  
May Have Been Issued  
On A Single Permit**

**Others Incorporates:**

**Additions to Existing Structures**  
**Temporary Second Dwellings**  
**Decks**  
**Porches**  
**Removing Existing Structures**  
**Pool & Bath House**  
**Pools**  
**Grain Bins**  
**Corn Cribs**  
**Sheds**  
**Breezeways**  
**Cabins**  
**Pavilions**  
**Lean-To**  
**Carports**  
**Privacy Fences**

**\*\* Multiple Structures**  
**May Have Been Issued**  
**On A Single Permit**

**357~ Rochester Twp**

15- Dwellings~ 8-Manufactured  
 7- Site Built  
 5- Garages  
 5- Pole Barns  
 85- Others  
 18-Signs  
 159- Building Permits  
 12- Commercial  
 58-Electrical

**280 -City Of Rochester**

- 4 -Site Built
- 1-Manufactured
- 4-Garages
- 1-Pole Barn
- 61- Others
- 16- Signs
- 44-Electrical
- 9-Commercial
- 140-Building

**23~ Union Twp**

1- Dwelling~ 0-Site Built  
 1-Maunfactured  
 3- Garage  
 4-Pole Barns  
 11- Others  
 0- Electrical  
 4- Building Permits  
 0-comm 0-Sign

**7-Town Of Kewanna**

- 4-Others
- 1-Pole Barn
- 2-Garages

**11~ Wayne Twp**

3-Dwellings 2-Site Built; 1-Manufactured  
 1-Garage  
 2- Pole Barns  
 2-Others  
 3 -Building Permits 0-electrical

**Total Splits Approved: 40**

2~ Aubbeenaubbee Twp  
 5~ Henry Twp  
 5~ Liberty  
 5~ Newcastle Twp  
 2~ Richland Twp  
 13~ Rochester Twp  
 6~ Union Twp  
 2~Wayne Twp

**Total Plan Commission Petitions: 3**

2-favorable; 1-void

**Total BZA Petitions: 40**

31- Development Standard Variances

29 approved, 1-void 1-pending

23-City Of Rochester  
 7-Fulton County  
 0- Akron; 0-Fulton/Kewanna  
 10 Special exceptions  
 1-City Of Rochester  
 9-Fulton County

10-Approved

<b>Total Plan Commission &amp; Bldg Dept Fees Collected 2017:</b>	<b>\$39,122.82</b>	2016- <b>\$29,577.64</b>
<b>Location Improvement Permits Total</b>	<b>\$10,175.57</b>	<b>\$9,354.22</b>
<b>Plan Commission Applications &amp; BZA Applications</b>	<b>\$4,480</b>	<b>\$2,540.00</b>
<b>Collected Violation Fines Total</b>	<b>\$6,536.00</b>	<b>\$2,094.00</b>
<b>Copies</b>	<b>\$4.50</b>	<b>\$30.00</b>
<b>Electrical License Total</b>	<b>\$530.00</b>	<b>\$800.00</b>
<b>Plumbing License Total</b>	<b>\$150.00</b>	<b>\$150.00</b>
<b>Total County Building Permit Fees Collected</b>	<b>\$5,077.50</b>	<b>\$6,025.00</b>
<b>Total City Building Permits Fees Collected</b>	<b>\$12,169.25</b>	<b>\$8,584.42</b>

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

<b>Permits issued in February</b>		<b>YTD</b>
Non-Commercial	7	16
Commercial	2	5
Sign	1	1
Building	12	23
Temporary Use	0	0
Electrical	2	7
Electrical License	6	19
Plumbing License	0	3
<b>Applications Submitted in February</b>		<b>YTD</b>
Special Exeptions	0	0
Administrative Appeals	0	0
Development Standard Variance	1	1
Rezone	0	0
<b>Fees Collected in February</b>		<b>YTD</b>
Permits	235.10	535.10
Applications	60.00	60.00
Copies	0.00	0.00
Fines	35.00	1,350.00
City Building Permits	795.80	1,155.80
County Building Permits	0.00	550.00
Electrical License	60.00	190.00
Plumbing License	0.00	45.00
<b>TOTAL:</b>	<b>1,185.90</b>	<b>3,885.90</b>

**THE REGULARLY SCHEDULED**

**FULTON COUNTY**

**BOARD OF ZONING APPEALS  
MEETING**

**SET FOR APRIL 11, 2018**

**HAS BEEN CANCELED**

**DUE TO NO BUSINESS**

**THE NEXT MEETING IS SCHEDULED  
FOR**

**MAY 9, 2018**

**AT 7:00 P.M.**

**IN THE COMMISSIONERS/COUNCIL  
ROOM**

*FULTON COUNTY  
BOARD OF ZONING APPEALS*

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, MAY 9, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

MARCH 14, 2017

**OLD BUSINESS:**

Richard Chilcutt (#116-1105)

**NEW BUSINESS:**

Jeffrey Smith (#486-0318)  
Aubbeenaubbee Township Improvement (#487-0318)  
Jennifer Harris (#490-0318)  
Paula Condon (#491-0418)  
Valerie Flenar (#493-0418)  
Rodney Hudson (#494-0418)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, JUNE 13, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

MAY 9, 2017

**OLD BUSINESS:**

Richard Chilcutt (#116-1105)

**NEW BUSINESS:**

Preston Poisel (#498-0418)

Ronald Swihart (#499-0518)

Brian Nelson (#500-0518)

Robert Fisher (#501-0518)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

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

**WEDNESDAY, MAY 9, 2018**

**7:00 P.M.**  
**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**March 14, 2018**

**OLD BUSINESS:**  
**Richard Chilcutt (#116-1105)**

**NEW BUSINESS:**  
**Jeffrey Smith (#486-0318)**  
**Aubbeenaubbee Township Improvement (#487-0318)**  
**Jennifer Harris (#490-0318)**  
**Paula Condon (#491-0418)**  
**Valerie Flenar (#493-0418)**  
**Rodney Hudson (#494-0418)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

The Fulton County Board of Zoning Appeals met on Wednesday the 9<sup>th</sup> day of May 2018, 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, Scott Hizer and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles and Administrative Secretary, Heather Redinger

It is duly noted Don Lacluyse and Board Attorney, Greg Heller were absent

IN RE:           MINUTES

March 14, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the March 14, 2018 minutes. Debbie Barts moved to approve the March 14, 2018 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

IN RE:           OLD BUSINESS

Richard Chilcutt (#116-1105)  
Renewal

Casi told the Board Mr. Chilcutt was not present at tonight's meeting. The Board agreed to move the petition to the end of the meeting.

IN RE:           NEW BUSINESS

Jeffrey Smith (#486-0318)  
Development Standard Variance

Jeffrey Smith (#486-0318) is requesting a development standard variance of 38' off of the front, for the purpose of an addition onto an existing garage on property located on 2123 S 575 E, Rochester, within the Agricultural (AG) District.

In the AG district the front yard setback is 50' off of the road right of way. Mr. Smith would like to construct a 24' x 20' addition onto his existing garage, which sits approximately 12' off of the road right of way. Therefore a variance of 38' off of the front is being requested.

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

Mr. Smith did not at this time.

Dan Walsh 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, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

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

Dan Walsh asked for any Board comments.

Being no further comments Dan entertained a motion. Debbie Barts moved to approve Jeffrey Smith (#486-0318) is requesting a development standard variance of 38' off of the front, for the purpose of an addition onto an existing garage on property located on 2123 S 575 E, Rochester, within the Agricultural (AG) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve, Jeffrey Smith (#486-0318) is requesting a development standard variance of 38' off of the front, for the purpose of an addition onto an existing garage on property located on 2123 S 575 E, Rochester, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS                           Aubbeenaubbee Township Improvement (#487-0318)  
Development Standard Variances

Aubbeenaubbee Township Improvement (#487-0318) is requesting a development standard variances off the parking lot setbacks, vegetative buffer, and impervious surface for the purpose of parking lot on property located on 7401 Main Street, Leiters Ford, within the Residential Cluster (R1) District.

In the R1 district the setbacks for a newly created parking lot is 5' off the front, sides and rear property lines, and all of the area within the 5' setback shall be sustained as a vegetative buffer between the lot lines and the parking lot. Parking lots with more than one parking isle are also required to have internal vegetative buffer. The proposed parking lot would be 100' x 128' and sit less than 1' off of the north and east sides, and would not have vegetative buffer on those sides. With the lot size, they would like to omit the internal vegetative buffer, as it would limit the number parking spaces.

The maximum impervious surface is 45%, the proposed parking lot would be at 66% of impervious surface.

Therefore variances of 5' off of the front and side setbacks, perimeter and internal vegetative buffer and an additional 21% of maximum impervious surface are being requested.

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

He did not at this time.

Dan then asked for any Board questions or comments.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

Debbie Barts stated she would like to see some landscaping in the center of the parking area.

After Board discussion, the Board agreed to require a vegetative island in the center of the parking lot.

Dan Walsh 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, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

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

Dan Walsh entertained a motion. Eric Straeter moved to approve Aubbeenaubbee Township Improvement (#487-0318) is requesting a development standard variances off the parking lot setbacks, vegetative buffer, and impervious surface for the purpose of parking lot on property located on 7401 Main Street, Leiters Ford, within the Residential Cluster (R1) District., with the condition a vegetative island is placed in the middle of the lot. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve Aubbeenaubbee Township Improvement (#487-0318) is requesting a development standard variances off the parking lot setbacks, vegetative buffer, and impervious surface for the purpose of parking lot on property located on 7401 Main Street, Leiters Ford, within the Residential Cluster (R1) District., with the condition a vegetative island is placed in the middle of the lot. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Jennifer Harris (#490-0318)  
Special Exception

Jennifer Harris (#490-0318) is requesting a Special Exception to operate a retail shop, on property located at 984 W 9<sup>th</sup> Street, within the Suburban Residential (SR) District.

Mrs. Harris would like to operate Jen's Refunked Junque and More, a small furniture restoration, antique and retail shop on her property. An existing building and parking area would be utilized. At this time, it would be a small business and there would be no other employees. The hours of operation would start out on Saturday and Sunday 1pm-5pm, and would expand to weekdays in the future.

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

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

Mrs. Harris did not at this time.

Dan Walsh 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, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

Annette Young, 1097 W 7<sup>th</sup> Street, stated she has not issues with the business, just concerns with setting a precedence for business allowed in the residential district. She then asked if each business would have to be approved by this Board.

Casi stated all petitions for a business must be approved or denied by the Board of Zoning Appeals.

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

Dan Walsh asked for any Board comments.

Eric Straeter stated he had concerns with noise issues, recommended the Board put a condition for the use of power tools, 8am-9pm.

The Board agreed.

Being no further comments, Dan entertained a motion. Debbie Barts moved to approve Jennifer Harris (#490-0318) is requesting a Special Exception to operate a retail shop, on property located at 984 W 9<sup>th</sup> Street, within the Suburban Residential (SR) District, with the condition power tools may only be used during the hours of 8am-9pm. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve, Jennifer Harris (#490-0318) is requesting a Special Exception to operate a retail shop, on property located at 984 W 9<sup>th</sup> Street, within the Suburban Residential (SR) District, with the condition power tools may only be used during the hours of 8am-9pm. Passed with four votes being in favor and no one opposed.



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

IN RE:           NEW BUSINESS

Paula Condon (#491-0418)  
Development Standard Variance

Paula Condon (#491-0418) is requesting a development standard variance of 5' off of the side yard setback, for the purpose of porch, deck and walkway on property located on 5913 N Lakeshore Dr, Macy within the Lake Residential (R3) District.

In the R3 district the side yard setback for an accessory structure is 5' and primary structure is 8'. The deck is 12' x 15' and the walkway is 4' x 25' and both sit less than 1' off of the side yard. The porch sits approximately 3' off of the side yards. Therefore a variance of 5' off of the side yard setback is being requested.

Dan Walsh asked Mrs. Condon if she had anything further to add.

Mrs. Condon did not at this time.

Dan Walsh 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, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

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

Dan Walsh asked for any Board comments.

Being no further comments Dan entertained a motion. Debbie Barts moved to approve Paula Condon (#491-0418) is requesting a development standard variance of 5' off of the side yard setback, for the purpose of porch, deck and walkway on property located on 5913 N Lakeshore Dr, 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
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve, Paula Condon (#491-0418) is requesting a development standard variance of 5' off of the side yard setback, for the purpose of porch, deck and walkway on property located on 5913 N Lakeshore Dr, Macy within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

**FULTON COUNTY BOARD OF ZONING APPEALS**

**May 9, 2018**

IN RE: NEW BUSINESS

Valerie Flenar (#493-0418)

Development Standard Variance

Valerie Flenar (#493-0418) is requesting a development standard variance off of the minimum lot width, for the purpose of split on property located on 6180 E 350 S, Rochester, within the Agricultural (AG) District.

In the AG district the minimum lot width for a newly create lot is 200'. Mrs. Flenar would like to split off the house with approximately 1.65 acres from a 5.85 acre tract. The new lot would be approximately 188' wide at the road and 88' wide at the end of the lot. Therefore a variance off the minimum lot width is being requested.

Dan Walsh asked Mrs. Flenar if she had anything further to add.

Mrs. Flenar did not at this time.

Dan Walsh 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, Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

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

Dan Walsh asked for any Board comments.

Being no further comments Dan entertained a motion. Debbie Barts moved to approve Valerie Flenar (#493-0418) is requesting a development standard variance off of the minimum lot width, for the purpose of split on property located on 6180 E 350 S, Rochester, within the Agricultural (AG) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve, Valerie Flenar (#493-0418) is requesting a development standard variance off of the minimum lot width, for the purpose of split on property located on 6180 E 350 S, Rochester, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Rodney Hudson (#494-0418)

Development Standard Variance



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

Rodney Hudson (#494-0418) is requesting development standard variances of 50' off of the front yard on 50 North and 40' off of the front yard setback on 700 E, for the purpose of a deck, addition and shed on property located on 488 N 700 E, Rochester, within the Agricultural (AG) District.

In the AG district the front yard setback is 50' off of the road right of way. The shed is 32' x 12' and sits less than 1' off of the road right of way of 50 N. The proposed deck and addition would be approximately 32' x 12' and sit approximately 10' off of the right of way on 700 E. Therefore variances of 50' off of the front yard on 50 N, and 40' off of the front yard on 700 E are being requested.

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

Mr. Hudson did not at this time.

Dan Walsh asked for any Board comments.

Being no Board comments or public, Dan entertained a motion. Eric Straeter moved to approve Rodney Hudson (#494-0418) is requesting development standard variances of 50' off of the front yard on 50 North and 40' off of the front yard setback on 700 E, for the purpose of a deck, addition and shed on property located on 488 N 700 E, Rochester, within the Agricultural (AG) District. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Dan Walsh	Yea

Motion to approve, Rodney Hudson (#494-0418) is requesting development standard variances of 50' off of the front yard on 50 North and 40' off of the front yard setback on 700 E, for the purpose of a deck, addition and shed on property located on 488 N 700 E, Rochester, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE: OLD BUSINESS

Richard Chilcutt (#116-1105)  
Renewal

Casi told the Board Mr. Chilcutt was not present at tonight's meeting.

Dan Walsh entertained a motion to table the petition to the next scheduled meeting. Debbie moved to table Richard Chilcutt (#116-1105) to the next scheduled meeting. Eric Straeter seconded the motion. Motion carried as follows Debbie Barts, Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

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 March 14, 2018 Fulton County Board of Zoning Appeals meeting. Debbie Barts

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**May 9, 2018**

moved to adjourn the March 14, 2018 Fulton County Board of Zoning Appeals meeting at 7:30 P.M. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: \_\_\_\_\_

Heather Redinger, Administrative Secretary

**Docket #116-1105  
Richard A. Chilcutt  
Special Exception  
1 Action**

Richard Chilcutt (#116-1105) is requesting a renewal of the special exception he was granted for a temporary second dwelling unit on his mother's property (Helen Murphy), located in the Ag District, 1795 South 1075 East, Akron, IN, a total of 3.0 acres.

Mr. Chilcutt's original request was to replace a 12' x 50' mobile home, currently located on the property with a newer 14' x 70 mobile home, so he could help care for his mother. The mobile home meets the regulations of the Fulton County Zoning Ordinance, the Fulton County Building Code and the Fulton County Health Department.

\*\*\*\*\*

Mr. Chilcutt was granted his request, upon these conditions:

- 1) the temporary home is never used as a rental unit; and
- 2) the temporary home be utilized as a dwelling for no one except Mr. Chilcutt, and
- 3) the temporary home is removed after Mr. Chilcutt no longer utilizes it as a dwelling; and
- 4) the temporary home is either removed or a renewed every two (2) years.

**Docket #498-0418**  
**Preston Poisel**  
**Special Exception**  
**1 Action**

Mr. Poisel (#498-0418) is requesting a Special Exception to operate a landscape business, on property located at 9268 W 100 N, within the Agricultural (AG) District.

Mr. Poisel would like to operate a landscape business on his property. He would be storing mulch, stone, etc. for jobs as well as, personal pick-up. The existing drive would be utilized. At this time, it would be a small family business and there would be no other employees. There would be a small office area located inside the existing home. He would also like to erect a 3' x 4' sign at the end of the drive.

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The request is for a Special Exception to operate a landscape business, on property located at 9268 W 100 N, within the Agricultural (AG) District.

## SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

- What is the proposed project or business, and where will it be located?  
Landscape, at personal residence
- What are the proposed hours of operation?  
8am - 5pm
- How many employees?  
None
- Will there be a restroom facilities and has Health Department approval been obtained?  
No
- Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?  
NO parking lot, Original/existing Driveway will be used.
- How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?  
None
- 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?  
N/A
- Will there be an office located in the structure for the project/business?  
Small office will be located in the enclosed porch area of the home
- Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?  
Small sign approximately 3' x 4' located on the southeast end of property for advertisement.





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





## 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,

Preston Poisel

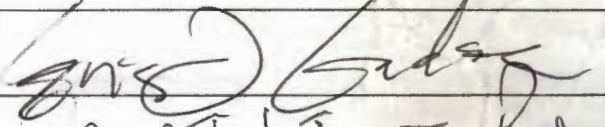
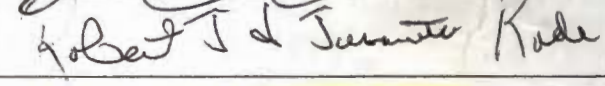
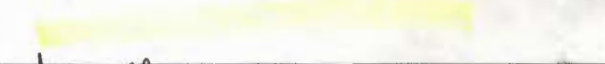
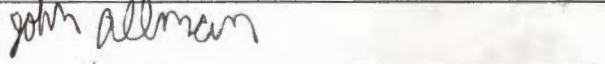
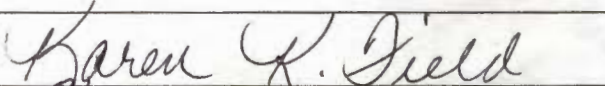
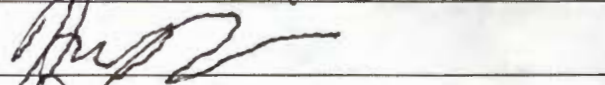
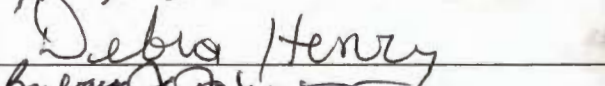
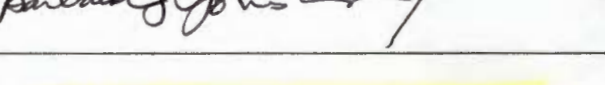

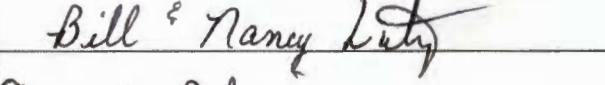
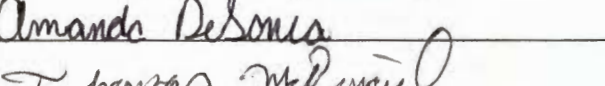
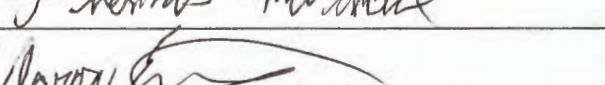
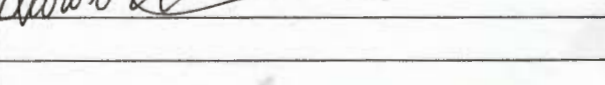
#BZA 498-0418

Located at: 9268 W 100 N, Kewanna, 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
Eric J Gudas	655 N 1100 West Kewanna, IN 46939	
Robert J & Juanita L Rude	9489 W 200 N Kewanna, IN 46939	
Thomas A Jr & Tamara S Halleck	5363 S 700 E Star City, IN 46985	
John S Allman	771 N State Rd 17 Kewanna, IN 46939	
Mark A Sr & Karen K Field	9081 W 100 N Kewanna, IN 46939	
Harvey Jackson III	9067 W 100 N Kewanna, IN 46939	
Debra L Henry	9050 W 100 N Kewanna, IN 46939	
Barbara J Johnson	1198 N 900 W Kewanna, IN 46939	
Russell Muir	104 N Broadway North Salem, IN 46165	
William & Nancy C Lutz	P O Box 26 Kewanna, IN 46939	
Daniel L II & Amanda DeSonia	9211 W 100 N Kewanna, IN 46939	
Steve McDaniel	757 E 200 S Winamac, IN 46996	
Sandra P Maynard % James Chapman	8977 W 100 N Kewanna, IN 46939	

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

THOMAS A JR + TAMARA HALLECK  
53435 700E  
STAR CITY, IN

46985

## 2. Article Number

(Transfer from service label)

7015 1520 0001 7588 2712

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Thomas A Halleck*☐ Agent☒ Address

## B. Received by (Printed Name)

Thomas Halleck

## C. Date of Delivery

5-22-18

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

## 3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

RUSSELL MUIR  
104 N BROADWAY  
NORTH SALEM, IN

46165

## 2. Article Number

(Transfer from service label)

7015 1520 0001 7588 2699

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Russell Muir*☐ Agent☐ Address

## B. Received by (Printed Name)

RUSSELL MUIR

## C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

**Docket #499-0518**  
**Ronald Swihart**  
**Special Exception**  
**1 Action**

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

Mr. Swihart would like to operate a Barn Venue/Event Center on his property. A proposed 72' x 80' structure would be constructed for the venue, there is an existing drive and parking area on the northwest side of the property. The hours of operation would start out Friday 6pm-10pm, Saturday 12pm-10 pm, and would maybe expand to weekdays in the future. Mr. Swihart will be working with the Health Department and the State Building Department, if the Barn Venue is approved.

---

The request is for a Special Exception to operate a Barn Venue/Event Center, on property located at 5757 SR 110, within the Agricultural (AG) District.





## SPECIAL EXCEPTION QUESTIONNAIRE FOR BUSINESSES

- What is the proposed project or business, and where will it be located?

Barn Veneer

- What are the proposed hours of operation?

Friday 6-10PM Sat 12-10PM

- How many employees?

1

- Will there be a restroom facilities and has Health Department approval been obtained?

Restrooms not Approved yet

- Where will the parking lot be located, where will the driveways be located and what material will be utilized for those?

Existing Drive, parking North End of Property.  
Grass Area.

- How many deliveries will there be per day or per week and what type of deliveries (UPS, Fed-Ex, etc)?

NO Regular Deliveries

- 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?

New Structure 72x80

- 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)?

NO



SR 110

528'

825'

SITE PLAN

## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Board of Zoning Appeals

I, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of: Ronald Swihart

#499-0518

**Requesting:** A Special Exception to operate a barn venue/event center on property located, within the Agricultural (AG) District.

**Located at:**

5757 SR 110, Rochester

**Interested Parties Associated with the Property**

✓ Betty Ann Bessinger Revocable Trust; & Credit-Shel	4588 St Road 110 Tippecanoe, IN 46570	
✓ Roger & Rhonda D Elliott	3194 18 B RD Tippecanoe, IN 46570	
✓ Mary Ellen Jameson	461 KING RD Doylestown, PA 18901	
✓ David D Daake -1/2 & Dana Stavedahl D-1/2	7663 N 550 E Rochester, IN 46975	
✓ Fred & Linda Carpenter	7713 N 550 E Rochester, IN 46975	
✓ Paul Carpenter	1213 Wabash Rochester, IN 46975	
✓ Steve & Lenore Lewis	8437 W Shilling Rd Mentone, IN 46539	
✓ Timothy & Shelly Holloway	7798 N Tippecanoe Shrs Tippecanoe, IN 46570	
✓ Penni F Harley & Trent Hershberger	7981 N 550 E Rochester, IN 46975	
Helen P Hillery 7925 N 550 E Rochester, IN 46975	7925 N 550 E Rochester, IN 46975	1st class 6-5
✓ Lewis E & Peggy A Flory	7875 N 550 E Rochester, IN 46975	
Steve & Lenore Lewis	8437 W Shilling Rd Mentone, IN <del>46975</del>	1st class 6-5
✓ Thomas W Bearss	1755 S 75 W Rochester, IN 46975	
Jerry Dean Bradley	6003 E State Road 110 Tippecanoe, IN 46570	1st class 6-5
✓ James D & Crystal J Moore	7004 N St Rd 25 Rochester, IN 46975	
✓ Low Dollar Companies LLC	7920 N Tippecanoe Shores Tippecanoe, IN 46570	
✓ Laurie Blankenship	7924 N Tippecanoe Shrs	

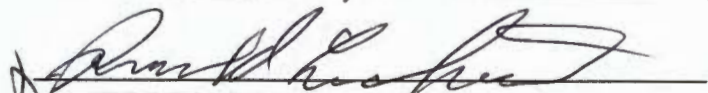
*All green cards  
on file*

	Tippecanoe, IN 46570	
✓ Kevin P & Cora L Powers	7890 N Tippecanoe Shrs Tippecanoe, IN 46570	
✓ Jeffery L & Regina M Clevenger	7884 Tippecanoe Shores Tippecanoe, IN 46570	
Mark & Kimberly J Begley	7850 N Tippecanoe Shrs Tippecanoe, IN 46570	1st Class 6-5
✓ Jim L & Rexeen Laughlin	7789 N Tippecanoe Shrs Tippecanoe, IN 46570	
✓ SHIRK LAWRENCE & MARTHA	4920 ST RD 110 ROCHESTER, IN 46975	
✓ KLONOWSKI JOHN & JEANETTE	20909 ELM RD TIPPECANOE, IN 46570	
✓ ADAMSON DEREK P & BRITTANY A H/W	20982 ELM RD TIPPECANOE, IN 46570	
✓ RIVERVIEW COMMUNITY CHURCH	3780 ST RD 110 TIPPECANOE, IN 46570	
✓ REDINGER CHARLES E & LINDA J 2011 REVOCABLE TRUST AGREEMENT CHARLES E & LINDA J REDINGER CO TRUSTEES	5859 20TH RD ARGOS, IN 46501	

And that said notices were sent by certified mail on or before the 18<sup>th</sup> day of May 2018 being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 3<sup>rd</sup> day of June 2018, being at least ten (10) days prior to the date of the Public Hearing.

✓ Dated the 5<sup>th</sup> day of JUNE, 2018.

✓   
<APPLICANT>

**NOTARY:**

State of Indiana)

County of Fulton) SS:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_, \_\_\_\_\_

Notary Public, Signed

Printed Name

Residing in \_\_\_\_\_ County My Commission expires \_\_\_\_\_

**Docket #500-0518**  
**Brian Nelson**  
**Development Standard Variance**

Brian Nelson (#500-0518) is requesting a development standard variance of 10' off of the side and rear yard setbacks for the purpose of a shed on property located on 4576 E State Road 14, Rochester, within the Highway Commercial (HC) District.

In the HC district the side and rear yard setback is 15'. The proposed shed would be 24' x 24' and sit approximately 5' off of the side and rear yard. Therefore a variance of 10' off of the side and rear yard is being requested.

---

The request is for a development standard variance of 10' off of the side and rear yard setbacks for the purpose of a shed on property located on 4576 E State Road 14, Rochester, within the Highway Commercial (HC) District.

sitting 5'

## 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?

rear 14' 15' (HC)  
side yard 14' 15'

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

rear 10'  
side yard 10'

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

Shed

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

~~24' x 24'~~ w/ porch 24' x 24' x 14'

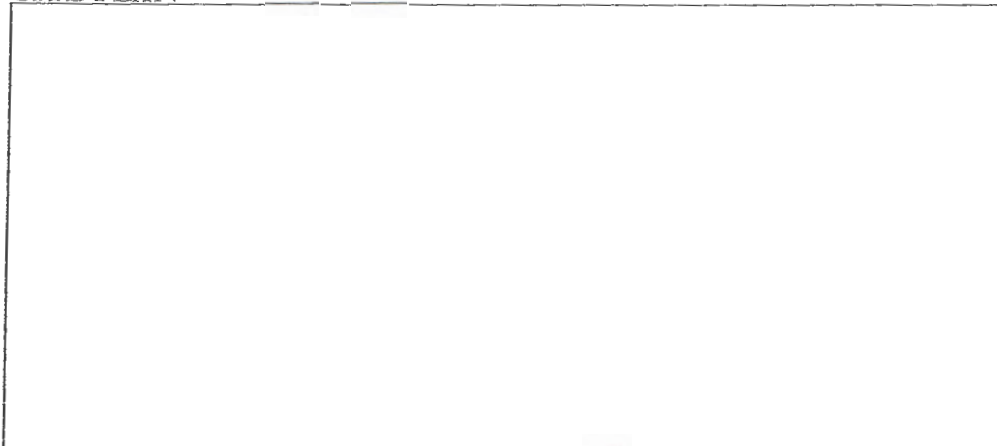
- What is the reason the required development standards cannot be met?

existing location of shed would like to be utilized

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

N/A

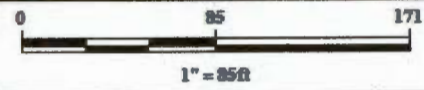
SITE PLAN







- Parcels
- City Town Boundary
- Addresses
- Permits - Accessory
- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe River



## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Board of Zoning Appeals

I, Brian & Robbin Nelson, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

#500-0518

**Requesting:** Development standard variance off of rear & side yard setback

**Located at:**  
4576 E SR 14, Rochester

### Interested Parties Associated with the Property:

Hoff Kenneth E	1021 E Olson Road Rochester, IN 46975
Howell Peggy S	4602 East State Road 14 Rochester, IN 46975
Hill James Joseph Trust Hill James Joseph Trustee	4631 E St Rd 14 Rochester, IN 46975 <i>1st class 6-5</i>

#### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- Article Addressed to:

*Ken Hoff  
1021 E. Olson Rd  
Rochester, IN 46975*

#### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  
*X Ken Hoff* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) *Ken Hoff* C. Date of Delivery *5/14/18*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

the 18<sup>th</sup> day of May 2018,  
Public Hearing, and/or  
a form supplied by the Plan  
at least ten (10) days prior to the

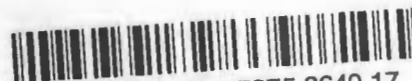
#### SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.
- Article Addressed to:

*Peggy Howell  
4602 E. STATE RD 14  
Rochester, IN 46975*

#### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  
*X Peggy Howell* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) *Peggy Howell* C. Date of Delivery *5.18.18*
- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No



9590 9402 3527 7275 8640 17

2. Article Number (Transfer from service label)

7017 2400 0000 1547 2563

PS Form 3811, July 2015 PSN 7530-02-000-9053

- 3. Service Type  
☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

**Docket #501-0518**  
**Robert Fisher**  
**Special Exception**  
**1 Action**

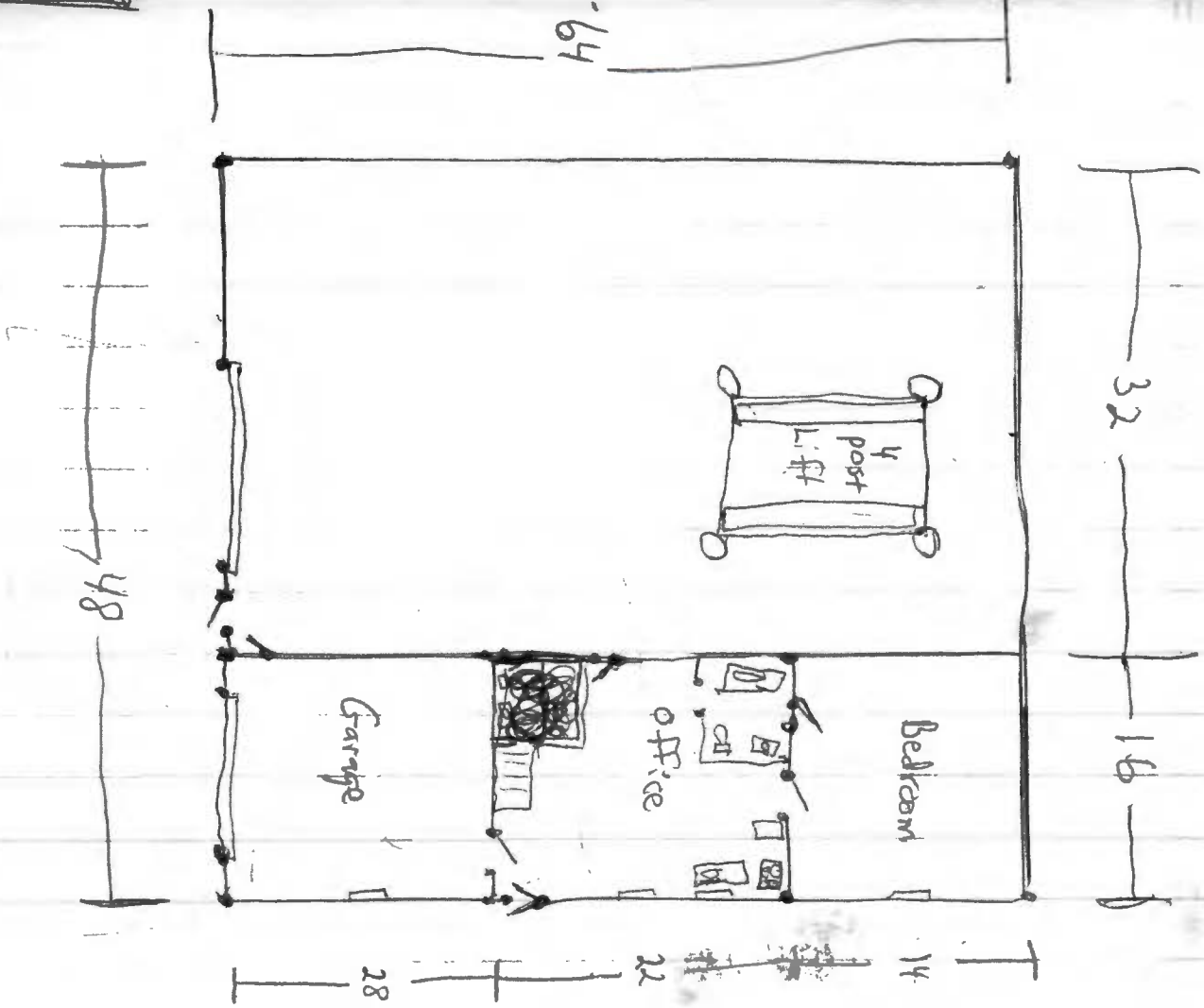
Mr. Fisher (#501-0518) is requesting a Special Exception for detached additional living space, on property located at 6557 N State Road 25, Rochester, within the Agricultural (AG) District.

Mr. Fisher would like to add living space into a portion of a garage. The garage is approximately 64' x 48', 36' x 16' would be utilized for living space. The garage would meet all current building setbacks. Mr. Fisher is currently working with the Fulton County Health Department for his septic approval.

---

The request is for a Special Exception for detached additional living space, on property located at 6557 N State Road 25, Rochester, within the Agricultural (AG) District.



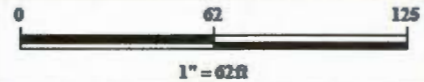


North

*[Handwritten signatures and initials]*



- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Permits - Signs
- Parcels
- Highways
- Roads
- Tippecanoe River
- Grid
- Permits - Primary





## SPECIAL EXCEPTION QUESTIONNAIRE FOR ~~HARDSHIP DWELLINGS~~ OR DETACHED ADDITIONAL LIVING SPACE

- What district will the dwelling be placed within and address of location (if different from owners)?

AG

- Who is the ~~Hardship Dwelling~~ or detached additional living space for and why?

Guest house

- What type of home will the Hardship Dwelling or detached additional living space be and what size?

living space in garage

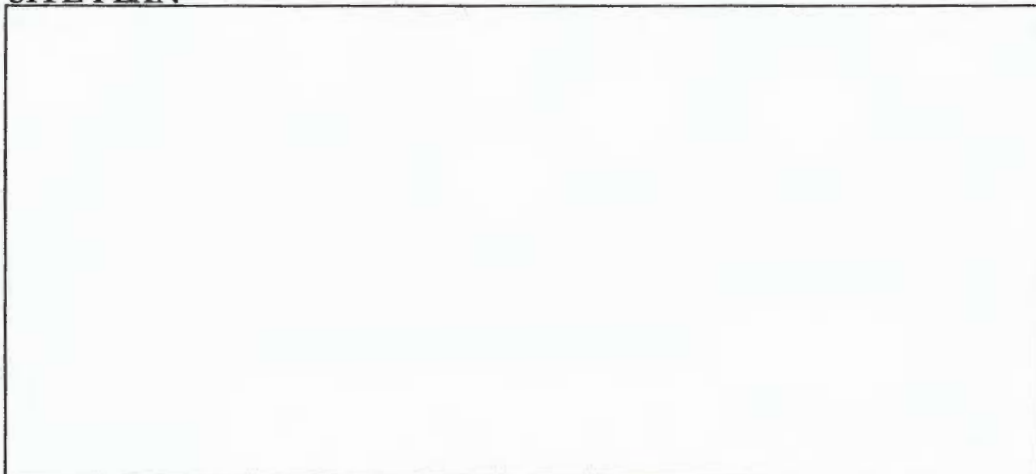
- Have they received Health Department approval for septic & well?

Working on

- How far will the Hardship Dwelling or detached additional living space be from each property line and road(s)?

(meets all setbacks)

### SITE PLAN



**Affidavit of Notice to Interested Parties of Public Hearing  
Before the Fulton County Board of Zoning Appeals**

I, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

Robert Fisher  
#501-0518

**Requesting:** A Special Exception for detached additional living space on property located, within the Agricultural (AG) District.

**Located at:**  
6557 N SR 25

**Interested Parties Associated with the Property**

Mark A & Denise L Fisher	6613 N SR 25 Rochester, IN 46975
James P & Linda L Erp	6623 N St Rd 25 Rochester, IN 46975
Loren Daily	PO Box 839 Notre Dame, IN 46556
Amber R Snelling	6525 W SR 25
Patricia Ranee Swanson	18686 SR 331 Tippecanoe, IN 46570
Jeffrey M Hasse	6508 State Rd 25 Rochester, IN 46975

And that said notices were sent by certified mail on or before the 18<sup>th</sup> day of May 2018 being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 3<sup>rd</sup> day of June 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
<APPLICANT>

**NOTARY:**

State of Indiana)  
County of Fulton) SS:  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
  
Notary Public \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Signed Printed Name  
  
Residing in \_\_\_\_\_ County My Commission expires \_\_\_\_\_

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

<b>Permits issued in May</b>		<b>YTD</b>
Non-Commercial	37	119
Commercial	3	12
Sign	3	10
Building	24	82
Temporary Use	0	0
Electrical	10	30
Electrical License	1	23
Plumbing License	0	5
<b>Applications Submitted in May</b>		<b>YTD</b>
Special Exeptions	2	5
Administrative Appeals	0	0
Development Standard Variance	3	15
Rezone	0	0
<b>Fees Collected in May</b>		<b>YTD</b>
Permits	1,506.25	4,903.34
Applications	300.00	1,200.00
Copies	0.00	5.30
Fines	2,239.50	4,275.50
City Building Permits	882.50	3,270.10
County Building Permits	250.00	1,675.00
Electrical License	10.00	230.00
Plumbing License	0.00	80.00
TOTAL:	5,188.25	15,639.24



DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	6/20/18	\$750	
02/28/18	Kile	512 E Main	vehicles and debris	5/25/18	\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Kumler	W of 3980 Old US 31	vehicles	5/25/18		extension, paid \$50 fine
03/22/18	Shull	4389 N SR 25	debris from demo			working on bids for someone to remove
03/22/18	Mills & Emery	2840 Main St, Macy	trash and debris	6/20/18	\$150	
03/22/18	Mills & Emery	2857 Susnet	trash and debris	6/20/18	\$150	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	GVI Group	9658 Section Drive	trash and debris	6/20/18	\$150	
03/28/18	Henry	9050 W 100 N	trash and debris	6/20/18	\$150	
04/05/18	Malone	3144 Main, Macy	trash and debris	6/20/18	\$150	
05/01/18	Troxel	7801 Tippecanoe Shores	trash and debris	6/20/18	\$150	
05/10/18	Bell	129 W 5th	illegal structure	6/20/18	\$50	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	Mennonite Land	1317 S 400 E	illegal deck	6/20/18		
06/05/18	GLMS	2088 Peacetree Village	signs needs maintenance	7/5/18		
06/05/18	Ginger Caswell	919 E 9th	signs needs maintenance	7/5/18		
06/05/18	Ben Gray	6237 S 250 W	fence not in compliance	6/20/18		
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	6/20/18		
06/05/18	Resident	4351 N SR 25	vehicles, scrap, debris	6/20/18		
06/05/18	Manns	4353 SR 25	vehicles, scrap, debris	6/20/18		
			<b>BUILDING LETTERS</b>			
06/05/18	Tillman	1201 Pontiac	needs repaired	6/15/18		
05/10/18	Henderson	316 W 8th	needs repaired	5/20/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
03/28/18	Bogue	5017 E 650 N	impaired structure			
03/28/18	Slaybaugh	6787 N SR 25	impaired structure			30 days to give office intentions
03/20/17	Cuthburt	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Games	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action

LAST UPDATED

6/6/2018

			<b>Building Letters</b>			
	Edward Dunn	4330 McCarty Lane	Needs removed			<b>Affirmed demolition 03/06/17 Court date 09-29-17</b>
02/17/16	Salzer	7461 Main	<b>demo</b>			<b>Confirmed demolition, going up for tax sale Sept 7</b>
06/15/16	Powell	5866 N Old 17	impaired structure			<b>Tear down in fall of 2016</b>
08/03/15	Bailey	13970 E SR 114	trash debris			<b>making Payments...</b>
10/09/14	Tammy Pope	9101 Adams	trash			<b>making Payments...</b>
08/27/14	Cassandra Looker	7258 S 500 W	trash and debris	<b>2/5/15</b>	\$2,000	<b>making Payments...</b>



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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, JULY 11, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

JUNE 13, 2018

**OLD BUSINESS:**

**NEW BUSINESS:**

Phillip Imhoff (#504-0618)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**June 13, 2018**

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

**WEDNESDAY, JUNE 13, 2018**

**7:00 P.M.**  
**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**May 9, 2018**

**OLD BUSINESS:**  
**Richard Chilcutt (#116-1105)**

**NEW BUSINESS:**  
**Preston Poisel (#498-0418)**  
**Ronald Swihart (#499-0518)**  
**Brian Nelson (#500-0518)**  
**Robert Fisher (#501-0518)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

## FULTON COUNTY BOARD OF ZONING APPEALS

June 13, 2018

The Fulton County Board of Zoning Appeals met on Wednesday the 13<sup>th</sup> day of June 2018, 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, Scott Hizer, Don Lacluyse and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles, Board Attorney, Greg Heller and Administrative Secretary, Heather Redinger

IN RE: MINUTES

May 9, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the May 9, 2018 minutes. Debbie Barts moved to approve the May 9, 2018 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Richard Chilcutt (#116-1105)  
Renewal

Richard Chilcutt (#116-1105) is requesting a renewal of the special exception he was granted for a temporary second dwelling unit on his mother's property (Helen Murphy), located in the Ag District, 1795 South 1075 East, Akron, IN, a total of 3.0 acres.

Mr. Chilcutt's original request was to replace a 12' x 50' mobile home, currently located on the property with a newer 14' x 70 mobile home, so he could help care for his mother. The mobile home meets the regulations of the Fulton County Zoning Ordinance, the Fulton County Building Code and the Fulton County Health Department.

Dan Walsh asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approved Richard Chilcutt (#116-1105) with the original conditions. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Preston Poisel (#498-0418)  
Special Exception

Mr. Poisel (#498-0418) is requesting a Special Exception to operate a landscape business, on property located at 9268 W 100 N, within the Agricultural (AG) District.

Mr. Poisel would like to operate a landscape business on his property. He would be storing mulch, stone, etc. for jobs as well as, personal pick-up. The existing drive would be utilized. At this time, it would be a small family business and there would be no other employees. There would be a small office area located inside the existing home. He would also like to erect a 3' x 4' sign at the end of the drive.

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



# FULTON COUNTY BOARD OF ZONING APPEALS

June 13, 2018

Mr. Poisel did not at this time.

Dan Walsh 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, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

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

Dan Walsh asked for any Board comments.

Being no further comments Dan entertained a motion. Scott Hizer moved to approve Mr. Poisel (#498-0418) is requesting a Special Exception to operate a landscape business, on property located at 9268 W 100 N, within the Agricultural (AG) District. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Poisel (#498-0418) is requesting a Special Exception to operate a landscape business, on property located at 9268 W 100 N, within the Agricultural (AG) District. Passed with five votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Ronald Swihart (#499-0518)

Special Exception

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

Mr. Swihart would like to operate a Barn Venue/Event Center on his property. A proposed 72' x 80' structure would be constructed for the venue, there is an existing drive and parking area on the northwest side of the property. The hours of operation would start out Friday 6pm-10pm, Saturday 12pm-10 pm, and would maybe expand to weekdays in the future. Mr. Swihart will be working with the Health Department and the State Building Department, if the Barn Venue is approved.

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

He did not at this time. Mrs. Swihart stated the hours of operation would end at 11pm not 10 pm.

**FULTON COUNTY BOARD OF ZONING APPEALS**

**June 13, 2018**

Dan then asked for any Board questions or comments.

Eric asked if the parking area could be grass, or does it have to be gravel.

Casi stated there are no requirements for gravel parking in the County.

Debbie Barts asked what happens if they want to extend into weekdays.

Casi stated that is up to the Board, if they want to put a condition on it, for weekends only and have them come back to the Board if they want to expand to weekdays.

Debbie Barts asked Mr. Swihart if he thought 10 pm was late enough, or should it be 11pm.

Mrs. Swihart stated they would like the hours of operation to end at 11pm not 10 pm. She then stated as far as, alcohol is concerned, if beer and wine are served a bartender must be hired, if liquor is being served they will require them to hire security as well.

Being no further Board questions, Dan Walsh 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, Don Lacluyse Scott Hizer and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

Steve Hilary, 7925 N 550 E, stated he was in favor.

John & Jeanette Klonoswki, live across SR 110, stated they are opposed to the project, due to the traffic and noise.

Mrs. Swihart stated they have hosted two weddings and a church event, did not get any complaints from the neighbors.

Mr. Klonoswki wanted to know where they were planning on putting up signs.

Mrs. Swihart stated they would probably put one up at their entrance. She then stated they have been planting trees, and planning on planting more to help as a buffer as well.

Mr. Carpenter asked if they needed a permit to have alcohol in the building.

Casi stated not from the Plan Commission, they would have to go through Excise and meet all of their requirements. She also stated insurance companies would also dictate a lot of those requirements as well.



**FULTON COUNTY BOARD OF ZONING APPEALS**

**June 13, 2018**

Mr. Klonoswki, stated he would just like to state on record they are opposed of this, it's about the traffic on SR 110, and the noise.

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

Dan Walsh asked for Board discussion.

Eric Straeter stated he feels a condition needs to be added for the operation times.

Debbie Barts stated she agrees, feels this if they want to expand hours they would need to come back for a Board review.

Dan Walsh entertained a motion. Eric Straeter moved to approve Ronald Swihart (#499-0518) is requesting a Special Exception to operate a Barn Venue/Event Center, on property located at 5757 SR 110, within the Agricultural (AG) District., with the following conditions, hours of operation are to be Friday 6pm-11 pm, and Saturday 12pm-11pm, if they would like to extend with further days, they would need to come back for a Board review. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve Ronald Swihart (#499-0518) is requesting a Special Exception to operate a Barn Venue/Event Center, on property located at 5757 SR 110, within the Agricultural (AG) District., with the following conditions, hours of operation are to be Friday 6pm-11 pm, and Saturday 12pm-11pm, if they would like to extend with further days, they would need to come back for a Board review. Passed with five votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Brian Nelson (#500-0518)

Development Standard Variance

Brian Nelson (#500-0518) is requesting a development standard variance of 10' off of the side and rear yard setbacks for the purpose of a shed on property located on 4576 E State Road 14, Rochester, within the Highway Commercial (HC) District.

In the HC district the side and rear yard setback is 15'. The proposed shed would be 24' x 24' and sit approximately 5' off of the side and rear yard. Therefore a variance of 10' off of the side and rear yard is being requested.

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

**FULTON COUNTY BOARD OF ZONING APPEALS**

**June 13, 2018**

He did not at this time.

Dan Walsh 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, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

Dan Walsh asked if anyone would like to speak in favor or oppose the petition, to please stand and state your name and address.

Being no one to speak in favor or opposed, Dan entertained a motion. Debbie Barts moved to approve Brian Nelson (#500-0518) is requesting a development standard variance of 10' off of the side and rear yard setbacks for the purpose of a shed on property located on 4576 E State Road 14, Rochester, within the Highway Commercial (HC) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Brian Nelson (#500-0518) is requesting a development standard variance of 10' off of the side and rear yard setbacks for the purpose of a shed on property located on 4576 E State Road 14, Rochester, within the Highway Commercial (HC) District. Passed with five votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Robert Fisher (#501-0518)  
Special Exception

Mr. Fisher (#501-0518) is requesting a Special Exception for detached additional living space, on property located at 6557 N State Road 25, Rochester, within the Agricultural (AG) District.

Mr. Fisher would like to add living space into a portion of a garage. The garage is approximately 64' x 48', 36' x 16' would be utilized for living space. The garage would meet all current building setbacks. Mr. Fisher is currently working with the Fulton County Health Department for his septic approval.

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

He did not at this time.

Dan Walsh asked for any Board comments.

Being no further comments and no public Dan entertained a motion. Debbie Barts moved to approve Mr. Fisher (#501-0518) is requesting a Special Exception for detached additional living space, on property located at 6557 N State Road 25, Rochester, within the Agricultural (AG) District. Eric Straeter seconded the motion.

**FULTON COUNTY BOARD OF ZONING APPEALS**

**June 13, 2018**

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Fisher (#501-0518) is requesting a Special Exception for detached additional living space, on property located at 6557 N State Road 25, Rochester, within the Agricultural (AG) 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 June 13, 2018 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the June 13, 2018 Fulton County Board of Zoning Appeals meeting at 7:50 P.M. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Eric Straeter, Scott Hizer, Don Lacluyse and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: \_\_\_\_\_

Heather Redinger, Administrative Secretary



DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	6/20/18	\$750	
02/28/18	Kile	512 E Main	vehicles and debris		\$350	paid \$350
02/28/18	Trott	3451 Strawberry Lane	semi trailer	7/31/18		extension
03/22/18	Kumler	W of 3980 Old US 31	vehicles	5/25/18		extension, paid \$50 fine
03/22/18	Shull	4389 N SR 25	debris from demo			working on bids for someone to remove
03/22/18	Mills & Emery	2840 Main St, Macy	trash and debris	6/20/18	\$150	
03/22/18	Mills & Emery	2857 Susnet	trash and debris	6/20/18	\$150	
03/27/18	Weaver	8281 E 100 S	illegal structure			working on state release
03/28/18	GVI Group	9658 Section Drive	trash and debris	6/20/18	\$150	
03/28/18	Henry	9050 W 100 N	trash and debris	6/20/18	\$150	
04/05/18	Malone	3144 Main, Macy	trash and debris	6/20/18	\$150	
05/01/18	Troxel	7801 Tippecanoe Shores	trash and debris	6/20/18	\$150	
05/10/18	Bell	129 W 5th	illegal structure	6/20/18	\$50	
05/10/18	Shepherd	2869 S 700 E	trash and debris	8/15/18		Extension given hr
06/05/18	GLMS	2088 Peacetree Village	signs needs maintenance	7/5/18		
06/05/18	Ginger Caswell	919 E 9th	signs needs maintenance	7/5/18		
06/05/18	Ben Gray	6237 S 250 W	fence not in compliance			variance
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	7/15/18		
06/05/18	Resident	4351 N SR 25	vehicles, scrap, debris	6/20/18		
06/05/18	Manns	4353 SR 25	vehicles, scrap, debris	6/20/18		
			BUILDING LETTERS			
06/05/18	Tillman	1201 Pontiac	needs repaired	6/15/18		
05/10/18	Henderson	316 W 8th	needs repaired	5/20/18		
05/10/18	King	322 W 8th	needs repaired	5/20/18		
05/10/18	Pan					
11/13/17	Snelling	7199 N 475 E	burnt out home			
08/17/17	Davis	6343 N Sunset	impaired structure			
02/28/18	Hardacre	6373 N Sunset	burnt out home			
03/28/18	Bogue	5017 E 650 N	impaired structure			
03/28/18	Slaybaugh	6787 N SR 25	impaired structure			
03/20/17	Cuthburt	206 W Dunn	inoperable vehicles/illegal business		\$2,000	court
04/11/17	Garnes	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Vanderbrink	411 E Phillips	trash and debris		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action

- Removing in July

affirmed demolition 05/07/18

affirmed demolition 05/07/18

affirmed demolition 05/07/18

30 days to give office intentions - gone

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

Permits issued in May		YTD
Non-Commercial	37	119
Commercial	3	12
Sign	3	10
Building	24	82
Temporary Use	0	0
Electrical	10	30
Electrical License	1	23
Plumbing License	0	5
<b>Applications Submitted in May</b>		<b>YTD</b>
Special Exceptions	2	5
Administrative Appeals	0	0
Development Standard Variance	3	15
Rezone	0	0
<b>Fees Collected in May</b>		<b>YTD</b>
Permits	1,506.25	4,903.34
Applications	300.00	1,200.00
Copies	0.00	5.30
Fines	2,239.50	4,275.50
City Building Permits	882.50	3,270.10
County Building Permits	250.00	1,675.00
Electrical License	10.00	230.00
Plumbing License	0.00	80.00
<b>TOTAL:</b>	<b>5,188.25</b>	<b>15,639.24</b>

**LAST UPDATED**

**6/5/2018**



**Docket #504-0618**  
**Phillip Imhoff**  
**Special Exception**  
**1 Action**

Mr. Imhoff (#504-0618) is requesting a Special Exception to operate a kennel, on property located at 4240 E 700 N Rochester, within the Agricultural (AG) District, 57.63 acres.

Mr. Imhoff would like to utilize a 10' x 44' portion of a new 40' x 60' pole building to operate a kennel. There would be eleven (11) pens, the kennel would be 10' x 44', with 11 runs on the inside, a 16' x 44' pad with 11 runs, on the outside. The outside play area would be 40' x 40' and a 54" tall fence. Mr. Imhoff stated the breeds would be dachshund and King Charles Cavalier, and for the most part the puppies would be delivered to the buyer.

Mr. Imhoff stated the house barn is a long way off of the road, with the pasture, fields, and woods, there would not be excessive barking from passing traffic.

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The request is for a Special Exception to operate a kennel, on property located at 4240 E 700 N Rochester, within the Agricultural (AG) District, 57.63 acres.

## 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,

Phillip Imhoff

#BZA 504-0618

Located at: 4240 E 700 N, 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
James R & Mary B Swihart Joint Revocable Trust	4135 E State Road 110 Rochester, IN 46975	mailed
Larry R & Grace M Winterboer	2917 Sycamore Lane Bremen, IN 46506	mailed
Roy G & Lucinda S Rudd	4275 E State Rd 110 Rochester, IN 46975	mailed
Joel Harman	5070 St Rd 110 Rochester, IN 46975	mailed
Morris William J; Francis Jerry & Karen; & Jones M	7497 N 475 E Rochester, IN 46975	Bill M
Chlora Beth & Albert C Rees Revocable Living Trust	13577 E 126th St Fishers, IN 46037	mailed
Reuben W & Julia R Ramer	4131 E CR 700 N Rochester, IN 46975	Reuben Ramer
Nathan & Annetta W Imhoff	4366 E 650 N Rochester, IN 46975	Nathan Imhoff
Arnold L & Ruth Kay Horn	1109 Rochester Blvd Rochester, IN 46975	Arnold L. Horn
Benjamin & Verna Ramer	3871 E 700 N Rochester, IN 46975	Benjamin Ramer
Dale E & Lynette Kay Gordon Revocable Livin	3714 E 700 N Rochester, IN 46975	Dale Gordon
Marvin W & Susannah Ramer	3558 E CR 700 N Rochester, IN 46975	Marvin W Ramer
Elvin W & Arlene Ramer	7811 N 350 E Rochester, IN 46975	Elvin Ramer
Barry L & Schenna L Green	4092 E 700 N Rochester, IN 46975	Barry Green

Paula K Eruitt	4058 E 700 N Rochester, IN 46975	<i>Paula K. Eruitt</i>
Justin & Nichole Tunis	4014 E 700 N Rochester, IN 46975	<i>Nichole Tunis</i>
Shaun P & April L Taylor	4014 E 700 N Rochester, IN 46975	<i>Shaun P. Taylor</i>
Jeromy L & Sarah E Green	307 N Adams St Akron, IN 46910	<i>Jeromy L. Green</i>
Stephen L & Alice V Adams	4326 E 700 N Rochester, IN 46975	<i>Stephen L. Adams &amp; Alice V. Adams</i>



**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Lucy + Grace Wintner**  
**2917 Sycamore Lane**  
**Bremen IN 46506**

2. Article Number (Transfer from service label)

9590 9402 3527 7275 8634 47

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restrict Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

☐ Agent  
☐ Address

☐ Yes  
☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Lucy Wintner*

B. Received by (Printed Name) *Lucy Wintner*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Roy + Lucinda Rudd**  
**4275 E St Rd 110**  
**Rochester IN 46975**

2. Article Number (Transfer from service label)

9590 9402 3527 7275 8634 54

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restrict Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

☐ Agent  
☐ Address

☐ Yes  
☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Roy Rudd*

B. Received by (Printed Name) *Roy Rudd*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Joel Harman**  
**5070 St Rd 110**  
**Rochester IN 46975**

2. Article Number (Transfer from service label)

9590 9402 3527 7275 8634 61

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restrict Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

☐ Agent  
☐ Address

☐ Yes  
☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Joel Harman*

B. Received by (Printed Name) *Joel Harman*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

■ Complete items 1, 2, and 3.  
 ■ Print your name and address on the reverse so that we can return the card to you.  
 ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Chloro Beth + Albert Rees**  
**13577 E 126th St**  
**Fishers IN 46037**

2. Article Number (Transfer from service label)

9590 9402 3527 7275 8634 78

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Insured Mail  
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restrict Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation  
☐ Signature Confirmation Restricted Delivery

☐ Agent  
☐ Address

☐ Yes  
☐ No

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *Concierge*

B. Received by (Printed Name) *Concierge*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



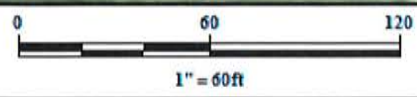
Proposed  
kennel  
area



- City Town Boundary
- Parcels
- Miscellaneous
- Highways
- Roads
- Parcels
- Lots(1)
- Miscellaneous



2016 Aerial

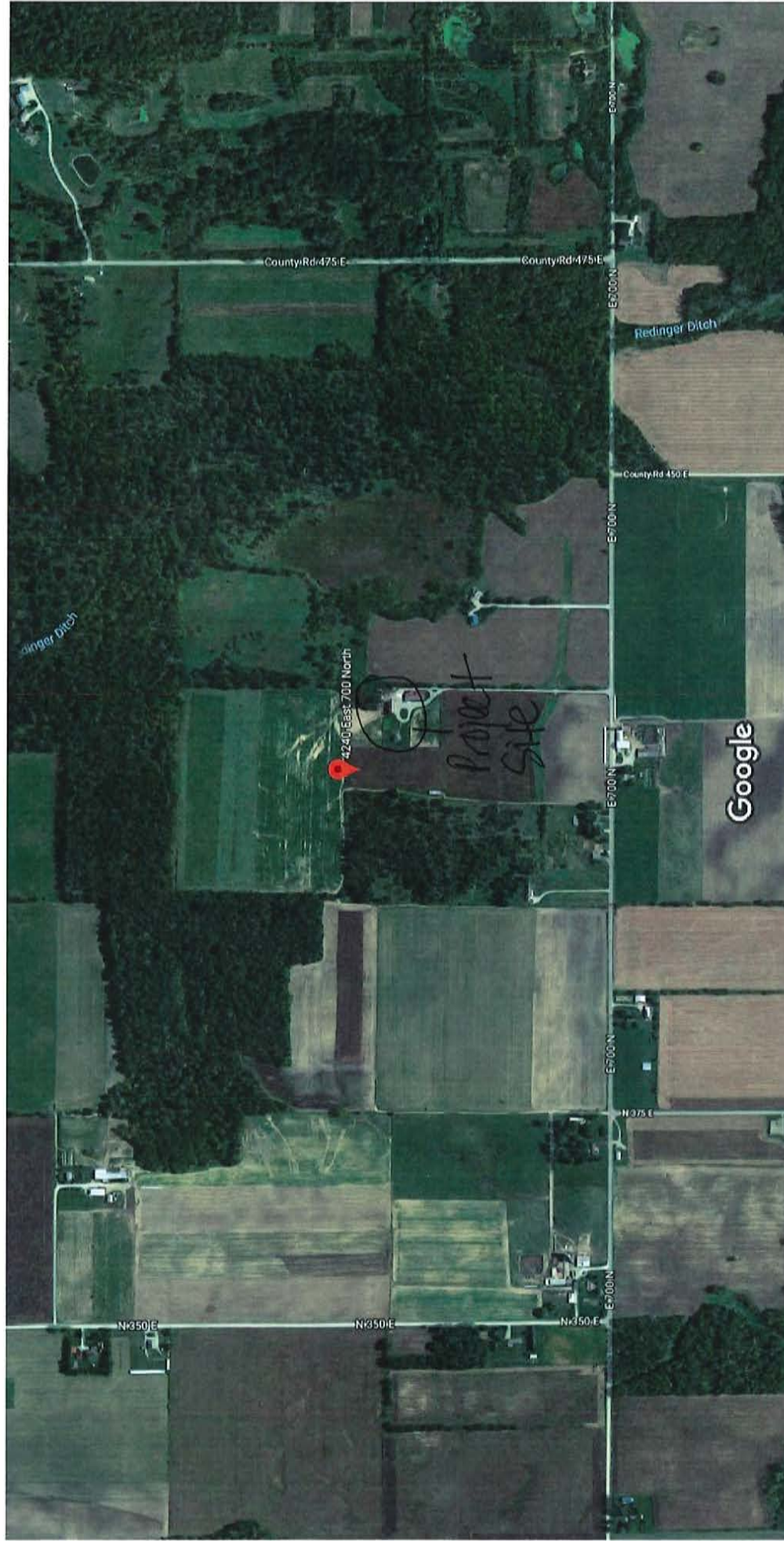






Imagery ©2018 Google, Map data ©2018 Google 50 ft





Imagery ©2018 Google, Map data ©2018 Google 500 ft





daschund puppies



4

All

**Images**

Shopping

Videos

News

More

Settings

Tools

View saved

SafeSearch

long hair

weenie dog

sausage dog

chihuahua

beagle

golden

poodle

fluffy

blue eyed

weiner dog

miniature dachshund







king charles cavalier puppies



4

All **Images**

Shopping

Videos

News

More

Settings

Tools

View saved

SafeSearch

cute

teacup

full grown

wallpaper

too cute

black and tan

ruby

mini

adorable

cocker spaniel

springer spaniel





## SPECIAL EXCEPTION QUESTIONNAIRE FOR KENNEL

- What is the proposed kennel, and where will it be located?

It is in the back part of my  
new 40x60 building

- What are the proposed hours of operation if public use?

We will not be selling to the public  
for the most part. Pups will be delivered to buyer.

- How many dogs and what breeds?

We will have eleven pens. We hope to eventually  
have a dog in each one. Doberman Pinscher & King Charles Cavalier

- Will the dogs be in a fence if so how high?

Dogs will be in building with access to outside play area  
play area is 40x40 with 54" high fence.

What are the dimensions of the kennel?

10x44 in side, 12x44 pad on outside

- What type of blockage will there be to keep dogs from barking at cars, wildlife, neighbors, etc.?

pasture - fields - woods and fence. We are in the  
center of the section far away from neighbors.

Will the dogs be on runners, open pen, shelter.

interior bedroom - outside pen and pasture (play area)

- Will the shelter be attached.

Shelter will be in main building (40x60)

- Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?

no

SITE PLAN

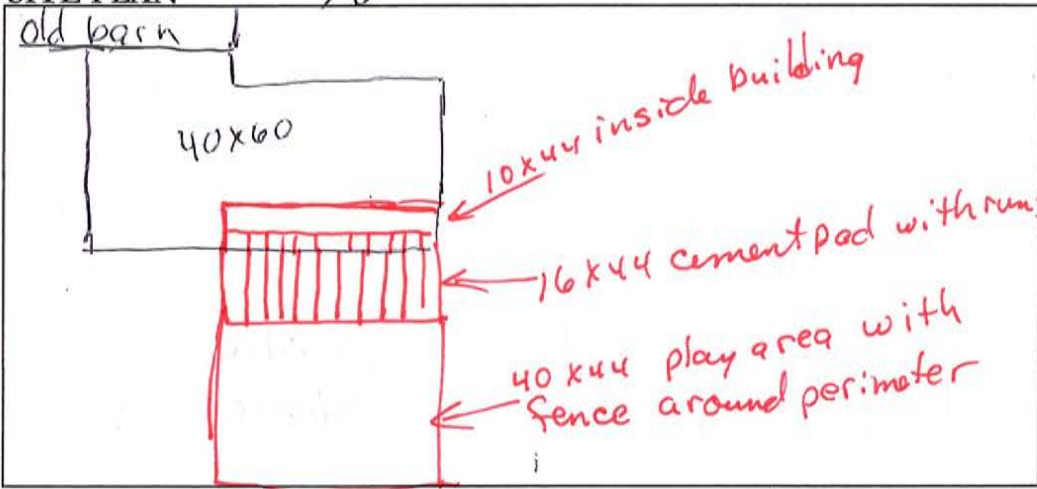
old barn

40x60

10x44 inside building

16x44 cement pad with runs

40x44 play area with  
fence around perimeter



**THE REGULARLY SCHEDULED**

**FULTON COUNTY**

**BOARD OF ZONING APPEALS  
MEETING**

**SET FOR AUGUST 8, 2018**

**HAS BEEN CANCELED**

**DUE TO NO BUSINESS**

**THE NEXT MEETING IS SCHEDULED  
FOR**

**SEPTEMBER 12, 2018**

**AT 7:00 P.M.**

**IN THE COMMISSIONERS/COUNCIL  
ROOM**

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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, SEPTEMBER 12, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

JULY 11, 2018

**OLD BUSINESS:**

**NEW BUSINESS:**

Benjamin Gray (#505-0618)  
John Tombaugh (#508-0618)  
William Eaton (#512-0718)  
Kevin Umbarger (#513-0718)  
Debra Duvall (#515-0718)  
Elizabeth Bush (#517-0818)  
Nan Pomeroy (#518-0818)  
Rachael Plowman (#519-0818)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**July 11, 2018**

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

**WEDNESDAY, JULY 11, 2018**

**7:00 P.M.**  
**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**June 13, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**  
**Phillip Imhoff (#504-0618)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**July 11, 2018**

The Fulton County Board of Zoning Appeals met on Wednesday the 11<sup>th</sup> day of July 2018, 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, Scott Hizer, and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles, and Administrative Secretary, Heather Redinger.

It is duly noted Eric Straeter, Don Lacluyse and Board Attorney, Greg Heller were absent.

IN RE:           MINUTES

June 13, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the June 13, 2018 minutes. Debbie Barts moved to approve the June 13, 2018 Fulton County Board of Zoning Appeals minutes as written. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Scott Hizer, and Dan Walsh being in favor and no one opposing.

IN RE:           NEW BUSINESS

Phillip Imhoff (#504-0618)  
Special Exception

Mr. Imhoff (#504-0618) is requesting a Special Exception to operate a kennel, on property located at 4240 E 700 N Rochester, within the Agricultural (AG) District, 57.63 acres.

Mr. Imhoff would like to utilize a 10' x 44' portion of a new 40' x 60' pole building to operate a kennel. There would be eleven (11) pens, the kennel would be 10' x 44', with 11 runs on the inside, a 16' x 44' pad with 11 runs, on the outside. The outside play area would be 40' x 40' and a 54" tall fence. Mr. Imhoff stated the breeds would be dachshund and King Charles Cavalier, and for the most part the puppies would be delivered to the buyer.

Mr. Imhoff stated the barn is a long way off of the road, with the pasture, fields, and woods, there would not be excessive barking from passing traffic.

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

Mr. Imhoff did not at this time.

Dan Walsh asked for any Board comments.

Being no Board comments or public Dan entertained a motion. Debbie Barts moved to approve Mr. Imhoff (#504-0618) is requesting a Special Exception to operate a kennel, on property located at 4240 E 700 N Rochester, within the Agricultural (AG) District, 57.63 acres. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Dan Walsh	Yea

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**July 11, 2018**

Motion to approve, Mr. Imhoff (#504-0618) is requesting a Special Exception to operate a kennel, on property located at 4240 E 700 N Rochester, within the Agricultural (AG) District, 57.63 acres. 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 July 11 2018 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the July 11 2018 Fulton County Board of Zoning Appeals meeting at 7:15 P.M. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Scott Hizer, and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

\_\_\_\_\_  
ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary

**Docket #505-0618**  
**Benjamin Gray**  
**Development Standard Variance**

Benjamin Gray (#505-0618) is requesting a development standard variance off of the privacy fence definition for the purpose of a 6' privacy in the front yard on property located on 6237 S 250 W, Rochester, within the Agricultural (AG) District.

The privacy fence definition, reads a privacy fence must sit to the side and rear of a primary structure. Mr. Gray has erected a 6' privacy fence in the front yard. Therefore a variance off of the privacy fence definition is being requested.

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The request is for a development standard variance off of the privacy fence definition for the purpose of a 6' privacy in the front yard on property located on 6237 S 250 W, Rochester, within the Agricultural (AG) District.

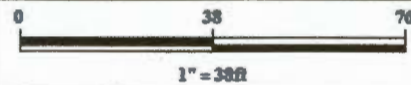
OK





Parcels  
City Town Boundary  
New Buildings

Addresses  
Parcels  
Highways  
Roads  
Tippecanoe River  
New Buildings



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 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**Docket #508-0618**  
**John Tombaugh**  
**Development Standard Variance**

Mr. Tombaugh (#480-1117) is requesting a development standard variance of 6' off of the front yard and 5' off of the rear yard setback, for the purpose of a garage addition and deck on property located at 5009 Beaman Lane, within the River Residential (RR) District.

In the RR district the front yard setback is 10' and the rear yard is setback is 25'. Mr. Tombaugh has constructed an addition to a 30' x 40' attached garage, and it sits approximately 4' off of the ROW. Mr. Tombaugh would also like to construct a deck, to house a ship's helm, approximately 10' x 10', on the back of his home, it would sit approximately 20' off of the rear yard setback. Therefore a variance of 5' off of the front yard for the garage addition and 5' off of the rear yard for a deck are being requested.

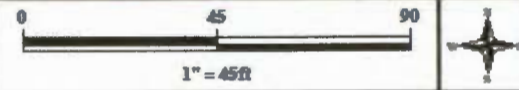
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The request is for variances of 6' off of the front yard and 5' off of the rear yard setback, for the purpose of a garage and deck on property located at 5009 Beaman Lane, within the River Residential (RR) District.





- Parcels
- City Town Boundary
- New Buildings
- Addresses
- Permits - Accessory
- Bldg Permits
- 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?

R3 - Front - 10

Rear - 25

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

5' off front

5' off rear

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

Garage addition (5x8')

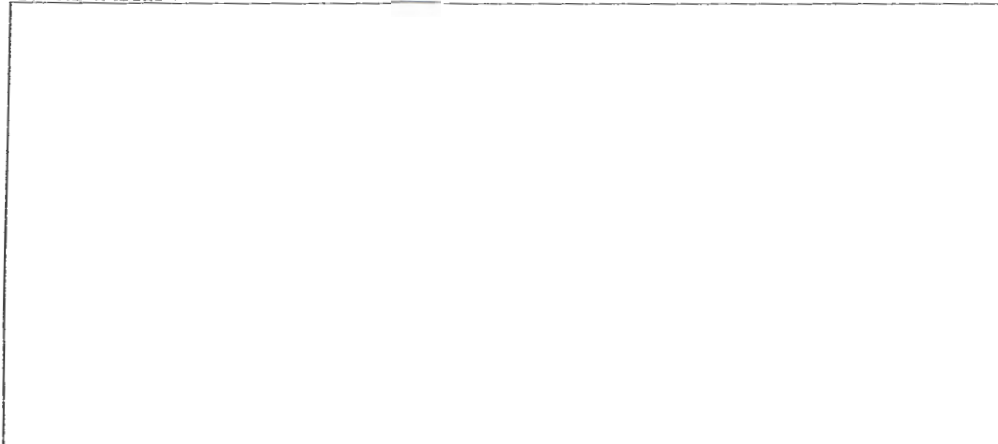
Deck 10' x 10' (Helm)

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

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

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

SITE PLAN



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

John Tombaugh  
#BZA 508-0618

***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.

[illegible]





Friday  
**MOSTLY CLOUDY**  
High 72 Low 59  
Weather, Page 2

**NEW LIBRARY AUDIOBOOKS**  
Page 4

**WEEK 4 HS FOOTBALL PREVIEW**  
Pages 6-7



**TENDERNESSE TOUR**  
Page 3

**CHURCH BRIEFS**  
Page 5

Thursday, September 6, 2018

# THE ROCHESTER SENTINEL.

Rochester, Indiana 46975

The Voice of Fulton County's People Since 1858

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## Military museum to open

BY LEAH SANDER

Staff Writer, The Sentinel  
In Rochester resident John Tombaugh's living room is a model of the USS Copahue.

He made the 9-by-2-foot replica. The original ship was an escort carrier during World War II.

Awhile back, Tombaugh took the model to a reunion in Albuquerque, N.M., of the real Copahue's crew.

"We set it sail in Albuquerque and the crew were standing there and I saw tears in the eyes of some of them," Tombaugh said of how the crew was glad someone preserved the ship's history.

Preserving history is why Tombaugh has decided to start a military museum at his house. The private museum is to open this fall. Located at 5009 W. Beaman Lane, it will be open on call-ahead-only basis.

Tombaugh's interest in preserving history comes from his parents, the late Judge Wendell and Jean Tombaugh.

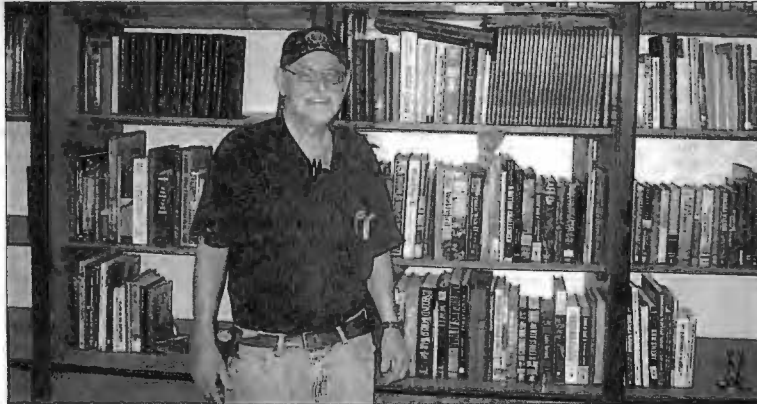
"Mom and Dad wrote over 630 books. ... They did Fulton County history, genealogy," he said.

"I wasn't about to let them get ahead of me," he added, mentioning how he is also keeping a record on his computer of military facts he has compiled from various publications.

It is separated by dates and countries, letting a reader know what was happening on a specific date and place in military history.

"1944 alone is over 6,500 pages long," he said.

Tombaugh's interest in military history stems from his service in the U.S. Army. From



**PRESERVING HISTORY** Rochester resident John Tombaugh is opening a military museum this fall at his house, 5009 W. Beaman Lane. People may visit it by calling him at 574-721-4301. Clockwise, from top: Tombaugh in front of

1964-1966, he was a member of the 529th Signal Company as a 31M20 or VHF landline radio operator. He was first at Fort Knox in Kentucky, then Fort

Gordon in Georgia, Fort Carson in Colorado and Fort Lewis in Washington.

Tombaugh's objective with his museum is to preserve all of mil-

itary history from 1,000 B.C. to the present; some compasses from Tombaugh's collection; a World War I German helmet.

The Sentinel photos/Leah Sander

itary history from 1000 B.C. on. "You know in school they bypass World War II, just touch it. It happened. That's done. Please see Museum, Page 2

## Columbia parking lot on standby

BY TYRA BAHNEY

Staff Writer, The Sentinel  
The Rochester School Board held a special meeting Tuesday with Terry Thornsberry of Viridian Architectural Design to discuss construction updates to a prospective parking lot at Columbia Elementary.

The parking lot would be located in the empty lot that the school corporation purchased at the corner of East 15th and Pine Street.

The soil boring came back poor with 6 feet of black organic soil in the center of the proposed lot. Black organics are things that have been rotting away for some time.

Thornsberry said that he and others are unsure of what is all there.

"Apparently the previous owner was a collector of stuff so hopefully we won't dig all that up in the process of building a parking lot."

A French drain located in front of Columbia that the school planned to use for water drainage is approximately 4 feet deep and does not appear to have an outlet. It overfills on an average rainfall.

They planned to run a pipe from the drain that led to the pond behind the school. The pipe would cost approximately \$40,000-\$50,000.

Please see Parking, Page 2

## Talk of the Town

### Trail of Courage soon

The Trail of Courage is Sept. 15-16, and volunteers are needed to help get the historical society grounds ready.

Volunteers should bring rakes, weed cutters and other equipment to help at 9 a.m. Saturday. Free admission will be given to those who sign up at the Fulton County Museum, 223-4436.

### Mayor's walk

Rochester Mayor Ted Denton invites citizens to join him for his next walk, beginning 2:15 p.m. Sunday from the parking lot at Rochester Meat & Deli, 901 E. Ninth St.

The walks are aimed at reviewing conditions of neighborhoods in the city. A city police officer will participate in the walk.

Sunday's walk will cover part of Manitou Heights.

### Correction

In a story Tuesday about a push to increase state payments to Indiana county jails for holding felons, The Associated Press erroneously reported the estimated annual cost increase to the state. It would



**DOUSING FLAMES** Columbia Elementary School physical education and art teacher Krista Murphy tests a fire extinguisher at the school Wednesday after Rochester firefighter

be about \$16 million more.

### Bingo Night

The Fulton-Liberty Lions Club hosts a Bingo Night on Tuesday at

the Fulton County Museum to raise funds for Fulton County Special Olympics.

Attendees may arrive early to enjoy the meal offerings when

TJ DuBois gave a presentation on proper use of extinguishers and allowed teachers to have hands-on practice.

The Sentinel photo/Shelby Lopez

doors open at 5 p.m. Twenty games of bingo will begin an hour later.

The cost to play all games is \$20. Players will have a chance to win goodie baskets filled with products

from local businesses. There also will be a raffle drawing.

Tickets may be purchased at the door or in advance by calling Bonita McPherson, 574-601-2238, or AJ DePyper, 574-857-2700.

### Euchre players

The Community Resource Center has a euchre group for seniors and needs new players.

Euchre is at noon every Tuesday, and bid euchre is at 12:15 p.m. every Wednesday. To learn more, call 223-4213.

### Marquee advertising

The Times Theater board is accepting donations from anyone interested in using the theater's marquee for advertising.

Event reminders and anniversary and birthday wishes are some examples the marquee can be used to promote. To learn more, contact Nick Sagger at thetimesstageatnc@gmail.com or 574-806-4262.

### Park reservations

To make reservations for shelters at Rochester's city parks, or to check on reservations, call 223-7813 and leave a message.

Please see Town Talk, Page 2





Sep. 9 Sep. 16 Sep. 25 Oct. 2

## Sun, moon

Today	Friday
Sunrise . . . 7:16 a.m.	Sunrise . . . 7:17 a.m.
Sunset . . . 8:09 p.m.	Sunset . . . 8:07 p.m.
Moonrise . . . 3:21 a.m.	Moonrise . . . 4:31 a.m.
Moonsel . . . 6:20 p.m.	Moonsel . . . 7:07 p.m.

## Area 5-day forecast

Today's high 76 low 63  
Forecast: Cloudy with a 30 percent chance of showers.

Friday's high 72 low 59  
Forecast: Cloudy with a 30 percent chance of showers.

Saturday's high 71 low 60  
Forecast: Cloudy with showers and thunderstorms likely.

Sunday's high 71 low 60  
Forecast: Cloudy with a 50 percent chance of showers and thunderstorms.

Monday's high 74 low 59  
Forecast: Mostly cloudy.

## Rochester temperatures

Tuesday . . . High . . . 93 Low . . . 70  
Last year . . . High . . . 87 Low . . . 57

## Precipitation

Wednesday through 7 a.m. . . 0.00 inches  
This month . . . . . 0.00 inches  
This year through Sept. 4 . . . 31.24 inches  
Last year through Sept. 4 . . . 30.09 inches  
Data reported by the Rochester Water Department.

## MARKETS

### Grain

Com . . . . .	\$3.25
Fall com . . . . .	\$3.28
Beans . . . . .	\$7.83
Fall beans . . . . .	\$7.83

Prices from Wilson Fertilizer & Grain Inc., Rochester.

### Stocks of local interest

Dow Jones	
Ind Avg closed . . . . .	25,974.99 +22.51
S&P closed . . . . .	2,888.60 -9.12
Nasdaq closed . . . . .	7,995.17 -98.07

## US FORECAST FOR THURSDAY

City, State, Yesterday's High Temp, Yesterday's Low Temp, Today's High Temp, Today's Low Temp, Weather Conditions, Wind Direction, Wind Speed (MPH), Humidity (%), Chance of Precip. (%), UV Index

Albany, NY	90	72	85	59	A strong t-storm	N	6	71%	59%	3
Bismarck, ND	89	49	78	56	Partly sunny, nice	SE	10	59%	36%	5
Boise, ID	94	63	94	61	Mostly sunny and hot	E	5	27%	13%	6
Boston, MA	89	73	93	66	A p.m. t-storm	N	8	61%	66%	6
Chicago, IL	91	66	70	64	A little a.m. rain	NE	11	77%	73%	2
Cleveland, OH	91	71	77	68	Showers and t-storms	NNE	12	81%	70%	2
Columbia, SC	93	73	94	72	Partly sunny	SE	5	62%	19%	8
Columbus, OH	91	71	84	67	A shower or t-storm	NNE	5	80%	65%	8
Concord, NH	90	68	87	55	A strong t-storm	NNW	6	72%	59%	4
Dallas-Ft. Worth, TX	90	75	92	75	Partly sunny	NNW	7	64%	66%	8
Denver, CO	73	54	76	55	Couple of t-storms	WSW	6	81%	84%	4
El Paso, TX	93	71	85	69	Couple of t-storms	E	8	49%	82%	9
Fairbanks, AK	55	46	54	41	Mostly cloudy	N	5	78%	76%	1
Fargo, ND	70	42	72	50	Mostly sunny, nice	SE	6	52%	14%	5
Grand Junction, CO	80	58	87	57	Some sun	ESE	7	41%	34%	7
Grand Rapids, MI	85	80	73	54	Not as warm	ENE	6	66%	20%	5
Hartford, CT	89	72	91	67	A p.m. t-storm	NNE	6	73%	72%	6
Helena, MT	81	50	85	53	Mostly sunny	WSW	4	41%	33%	5
Honolulu, HI	88	78	89	78	Partly sunny, breezy	NE	15	57%	33%	11
Houston, TX	91	76	92	76	A t-storm in spots	SSW	4	79%	66%	8
Indianapolis, IN	91	72	84	68	A p.m. t-storm	NE	8	75%	66%	2
Jackson, MS	79	72	85	71	A heavy thunderstorm	SE	8	89%	70%	7
Jacksonville, FL	89	78	88	75	A shower in the a.m.	ENE	9	75%	69%	9
Juneau, AK	68	45	85	45	Some sun, pleasant	ENE	6	87%	14%	3
Kansas City, MO	77	70	77	67	Showers and t-storms	ENE	8	85%	87%	2
Knoxville, TN	88	70	88	70	A t-storm around	WNW	4	76%	49%	7
Louisville, KY	90	74	89	73	A shower or t-storm	NNE	5	70%	78%	6
Madison, WI	75	58	72	50	Clouds and sun	NE	7	61%	10%	8
Memphis, TN	89	73	86	73	Tropical rainstorm	SE	8	80%	78%	7
Miami, FL	89	79	88	78	A morning shower	E	9	74%	83%	7
New Orleans, LA	87	77	86	77	A thunderstorm	E	7	80%	70%	4
New York, NY	89	76	92	71	A stray p.m. t-storm	N	7	73%	68%	6
Newark, NJ	89	75	92	71	A stray p.m. t-storm	N	6	72%	65%	6
Norfolk, VA	89	73	92	72	Mostly sunny, humid	SSE	5	71%	12%	7
Oklahoma City, OK	83	70	81	70	Showers and t-storms	N	8	80%	82%	7
Olympia, WA	83	45	81	47	Partly sunny	SW	6	52%	11%	5
Omaha, NE	75	61	75	60	Spotty showers	ENE	12	73%	75%	3
Providence, RI	86	71	90	66	A p.m. t-storm	NW	7	72%	70%	6
Raleigh, NC	90	72	90	71	Mostly sunny	SE	4	70%	13%	8
Reno, NV	90	55	90	52	Sunny	W	7	26%	0%	7
Richmond, VA	92	72	93	73	Mostly sunny	SSE	5	67%	12%	7
Roswell, NM	90	62	80	61	Couple of t-storms	WSW	9	70%	85%	7
Sacramento, CA	89	55	91	57	Sunny and seasonable	S	5	49%	1%	7
Salt Lake City, UT	88	63	87	62	Partly sunny, nice	SE	9	29%	25%	7
San Antonio, TX	90	75	91	74	A p.m. t-storm	SSE	6	72%	66%	5
Savannah, GA	88	73	88	72	A shower or t-storm	ENE	8	78%	62%	8
Seattle-Tacoma, WA	80	57	80	55	Partly sunny	SSW	5	49%	10%	5
Sioux Falls, SD	74	51	73	53	Partly sunny	ESE	8	63%	7%	6
Tampa, FL	91	75	89	74	Showers and t-storms	E	6	78%	71%	8
Toledo, OH	91	66	74	59	Cooler but humid	NE	6	80%	55%	2
Tucson, AZ	98	73	100	55	Mostly sunny	ESE	6	32%	14%	9
Tulsa, OK	64	72	85	72	Showers and t-storms	NNE	5	80%	82%	3
Vero Beach, FL	89	75	87	74	A shower in the a.m.	E	9	77%	82%	9
Washington, DC	95	75	94	75	Mostly sunny	S	5	63%	55%	7

Wednesday's prices from Edward Jones, Lance Nelson, investment representative.

## SCHOOL ANNOUNCEMENTS

**ROCHESTER HIGH SCHOOL:** During lunch today, a representative from Grace College will be at the school to speak with interested students.

There will be a wrestling callout meeting on Wednesday during activity period. Bring a pen or pencil and be on time. For more information, see Coach Gard.

Mr. Wyatt has received a kidney transplant, and Key Club is sponsoring fun days to raise money for him. Each day, students should go to the library, pay a \$1 and have their hand stamped to participate in activities. Today is twin day; and on Friday, students may have their face painted during homeroom in the library.

**ROCHESTER MIDDLE SCHOOL:** Want to grow in faith? FCA can help. The first meeting is 7 a.m. Friday in the RMS gym.

**TIPPECANOE VALLEY HIGH SCHOOL:** All cars parked in the school parking lot must have a parking tag. They may be purchased in the front office during school hours. The cost is \$10 for the year.

**CASTON HIGH SCHOOL:** The office of Congresswoman Jackie Walorski will host an informational meeting for high school students interested in learning about the United States service academies' admissions process. The Service Academy Night will be at 6 p.m. Sept. 18 at the Armed Forces Reserve Center, 1901 Kemble Ave., South Bend.

Application fees for Indiana State University are waived for September. Apply online at <https://www.indstate.edu/apply>.

## LOTTERY

**INDIANA** Winning numbers selected Wednesday in the Hoosier Lottery: Quick Draw Midday: 02-17-18-19-22-24-25-26-32-43-44-45-51-58-61-64-66-74-76-77. BE: 81; Daily Three-Midday: 7-5-3, SB: 1; Daily Four-Midday: 5-9-6-1, SB: 1; Powerball: Estimated jackpot: \$100 million.

**ILLINOIS** Winning numbers selected Wednesday in the Illinois State Lottery: LuckyDay Loto Midday: 07-08-24-28-37; Pick Three-Midday: 7-1-2, Fireball: 7; Pick Four-Midday: 9-6-2-9, Fireball: 7.

**MICHIGAN** Winning numbers selected Wednesday in the Michigan State Lottery: Midday Daily 3: 7-1-0; Midday Daily 4: 2-5-1-7; Mega Millions: Estimated jackpot: \$187 million.

## HOOSIER HISTORY

Sept. 8, 1849 - A charter was granted to the Madison Volunteer Fire Department to change its name to Fair Play Fire Company Number One. It is the oldest volunteer fire department in Indiana.

Sept. 6, 1883 - Two children, Blanche and Orris Hiestand, discovered Marengo Cave in Crawford County.

Cynthia Border, Rochester, and David and wife Deborah Border, Rochester, and several nieces and nephews.

She was preceded in death by her parents; daughter Mary Rose Bedics; brother Byron Border; sister Joanne Loper; stepmother Wilma Border; stepfathers Art Peterson and Richard Rudaski; and stepsister Sharon Walker.

Visitation will be from 3-5 p.m.

Survivors include his children, Skyles, McGriff and Micah McGriff; his parents, Ricky McGriff, North Waterboro, Maine; and Robin Bailey, Lodi, Ohio; and his sisters, Holly McGriff, Seville, Ohio, and Anna Stamper, Warsaw.

His service is 10 a.m. Saturday at Earl-Grossman Funeral Home, 208 N. Michigan St., Argos. Visitation is 4-8 p.m. Friday at the funeral home.

# NY Times grants anonymity to administration official for essay

**NEW YORK (AP)** — The New York Times took the unusual step Wednesday of granting anonymity to a senior Trump administration official to write a searing column that said people who work for the president are trying to protect the country from his worst impulses.

The essay was published against the backdrop of a president who frequently rails against "fake news" and the "failing New York Times," to the delight of many fans. White House press secretary Sarah Sanders called the decision a "new low" for the Times, saying the newspaper should apologize and the writer resign.

The column veered in tone between a hostile note and a bid to reassure Americans that, as the writer put it, "there are adults in the room."

In introducing the piece, the newspaper said anonymity was granted at the request of the author, whose identity is known to the newspaper and whose job would be jeopardized by disclosure.

"We believe publishing this essay anonymously is the only way to deliver an important perspective to our readers," the newspaper said.

While unusual, the move is not unprecedented. In June, the Times published a piece from an asylum seeker who was in a Trump administration family detention center, not identifying her because of gang-related threats she received. In 2014, a woman from Pakistan was not identified for writing an editorial page blog item to protect her from the Taliban.

But in Wednesday's case, the person was from the highest reaches of the U.S. government.

## Related story, Page 9.

## MUSEUM

Continued from Page 1

World War I is not really taught in school. When I went to school, the teachers had been in the war and they would tell us about it. They don't do that anymore," Tombaugh said, referring to the fact that not many people are still living from the World War II era.

World War II is just one of many wars represented by the objects to be displayed in the museum.

Among the items

Tombaugh has are Japanese rifles and a pistol, a 1922 Italian pistol, a 1902 Belgian shotgun, various uniforms, 8,000 military history books and 18 helmets from World War I and II, including a leather German one from World War I.

Tombaugh said he wants to show visitors all of military history, even of those countries which fought against the U.S.

"I'm trying to save some

of that history, and the history that was involved in it and make people know what it is," he said.

That will hopefully include attracting out-of-county visitors.

"I'm hoping it will bring people in from all over the U.S. to visit and that will mean money for Rochester and Fulton County," he said.

If people would like to see the museum, they may call Tombaugh at 574-721-4301.

## PARKING

Continued from Page 1

The pond is designated a wetland, so approval by the Indiana Department of Natural Resources is needed. The DNR would have to determine that the pond is not a wetland.

An underground detention is a possible solution. Digging out the organic soil and self-containing the water under the parking lot would cost approximately \$90,000.

The board voted 6-0 to table the bid from E&B Paving and will vote again in the spring when more information is available.

Following the special meeting, the school board held its normal study session.

Rochester Middle School Principal Oscar Haughts presented the Reaching Individual Zebra Excellence alternative program, aimed at addressing

educational gaps.

The program is to provide early intervention for at-risk RMS students to alleviate pressures on academic recovery once they move to high school.

The program would be geared towards students who might have problems outside of school and, "just can't get over the drama to figure out where the comma goes," says Haughts.

They also hope to incorporate some one-on-one counseling.

"It could be a huge relationship builder with parents, too," says Superintendent Jana Vance. "Sometimes the parents throw up their hands because they don't know what to do anymore. ... I would like to be able to provide that level of support knowing that it could be multi-tier for the parents and families as well."

## TOWN TALK

Continued from Page 1

### Zoning board

The Fulton County Board of Zoning Appeals meets 7 p.m. Wednesday at the Fulton County Office Building to hear petitions by Benjamin Gray, John Tombaugh, William Eaton, Kevin Umbarger, Debra Duvall, Elizabeth Bush, Nan Pomeroy and Rachel Plowman.

well as the arms and legs. MG can also affect breathing. Check-in and registration begin at 9 a.m., with the

walk starting an hour later. To learn more, visit [www.MGWalk.org/Indiana](http://www.MGWalk.org/Indiana) or call 855-649-2557.

## THE ROCHESTER SENTINEL.

The Voice of Fulton County's People Since 1858.  
118 E. Eighth St., P.O. Box 260, Rochester, IN 46975

### HOW TO CONTACT US

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## KNOW YOUR NEIGHBOR

# Tombaugh has passion to preserve history

By TRACEY RUCKMAN  
Staff Writer

John Tombaugh of Rochester has an unwavering dedication and passion to preserving military history. In 1964, he was drafted into the U.S. Army and served as a 31M20 land line VHF radio operator for two years. Tombaugh's small collection of military memorabilia has grown into an exceptional display that echoes thousands of lifetimes of knowledge in military history.

Tombaugh's unique compilation resides at and in his home. Outside, artillery artifacts adorn the lawn; including a World War

II, 3-inch practice loader and B17 and B29 general purpose bombs. Upon entry in his house, a long, well-lit hall with pictures from history line the walls. The photos and art transport the mind to a different time, and appreciation and wonder begin to seep in. Next stop, the library. Nothing quite prepares one for the staggering 8,000 plus, book and newspaper collection. Custom built, floor to ceiling bookshelves dominate two rooms.

The books are categorized by topic and include the Civil War, Spanish-American War, World War I, World War II, Korean War, Vietnam War, Persian Gulf War

and European combat. He has been acquiring reading material since 1972 and has read nearly every book on the shelves. When asked about a favorite book, he stressed, there are too many to pick a favorite and they are all equally loved.

A uniform and helmet collection from varied countries reside in the second room of the library. Model replicas of military craft, a mixed array of artillery and various related memorabilia are sprinkled throughout the remainder of the home.

Tombaugh's contribution to history doesn't end there. He also has a computer database that dates 330 A.D. through present day. Peggy VanMeter's donated time and shared love of history has helped comprise the ongoing project. Tombaugh and VanMeter comb the history archives and enter information weekly. VanMeter documents from 330 A.D. through 1939, and Tombaugh takes the timeline to the present.

For example, June 22, 1944, is entered into the computer, resulting in the following display of information: President Franklin D. Roosevelt signs the Servicemen's Readjustment Act, popularly known as the GI Bill of Rights to provide financial aid to veterans returning from World War II. The database also serves as an archive for Tombaugh's



**A PIECE OF HISTORY** — Rochester resident John Tombaugh stands next to a World War II, 3-inch practice loader, one of the many military artifacts in his collection. (Photo by Tracey Ruckman)

library, which VanMeter categorizes by section.

Tombaugh has conducted 115 interviews with U.S. veterans. Any interview after World War II is donated to the Veterans History Project at the Library of Congress in Washington, D.C., and anything prior to World War II is donated to the National Museum of the Pacific War in Fredericksburg, Texas.

"These guys were fighting, and they gave their lives, and it shouldn't be forgotten," he stated passionately.

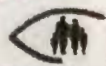
Tombaugh is also a self-taught model builder. He started at a young age, and as his skill level progressed he began drafting detailed, multi-layered blue prints of American, German and Japanese ships used throughout military history.

Tombaugh's future plans include continued commitment and preservation of military history. He enjoys sharing his collection and personal tours are welcomed. He can be reached at (574) 721-4301.

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**Docket #512-0718**  
**William Eaton**  
**Special Exception**

Mr. Eaton (#512-0718) is requesting a Special Exception to allow camping, on property located at 6401 S 350 E, Macy, within the Lake Residential (R3) District.

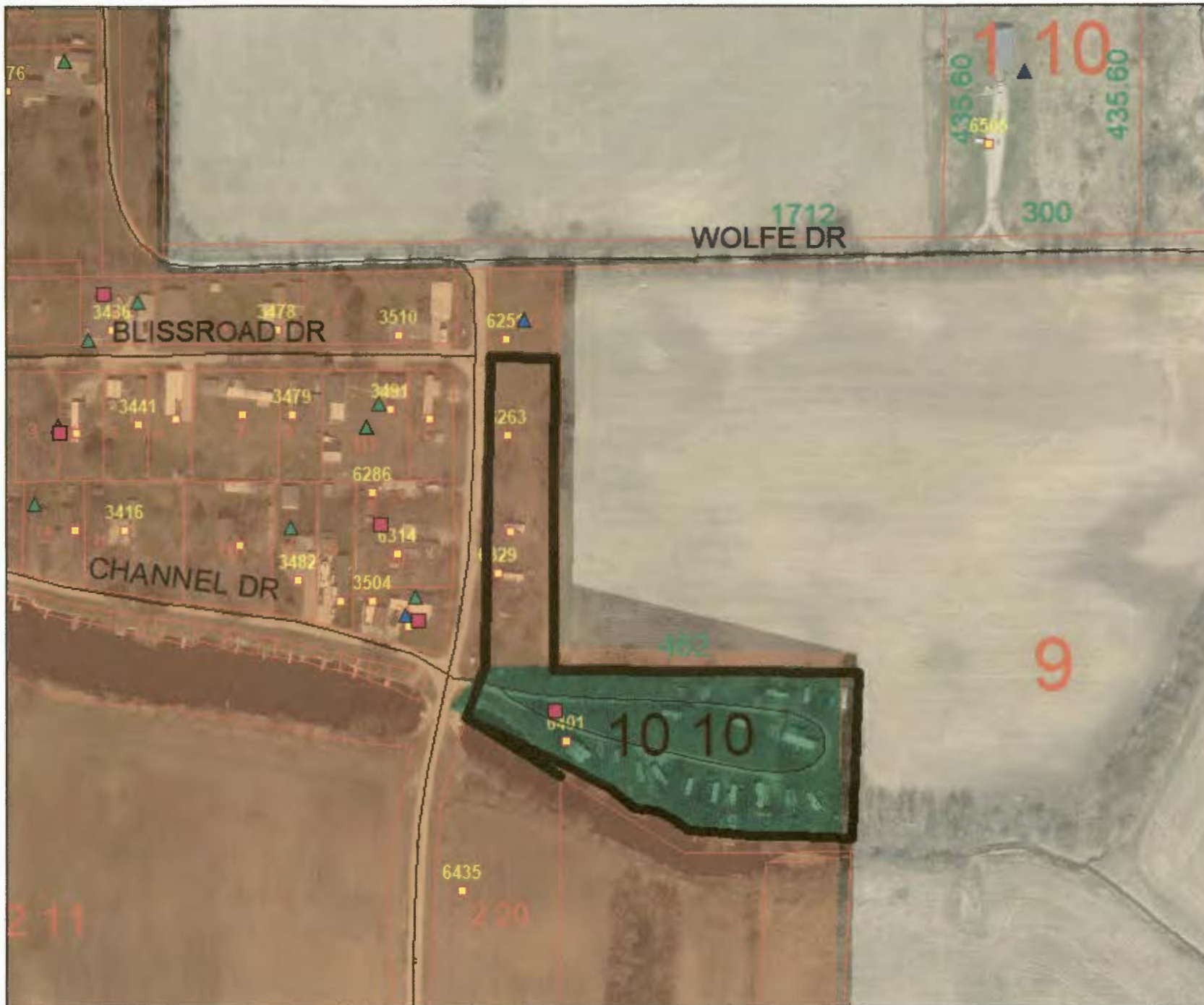
Mr. Eaton recently purchased the 3.55 acres, a 1.01 acre portion is zoned Lake Residential (R3), which requires a special exception to allow campers/camping. The remaining 2.54 acre is zoned Institutional Recreational (IR). Mr. Eaton is requesting a special exception to allow camping on the 1.01 acre.

---

The request is for a Special Exception to allow camping, on property located at 6401 S 350 E, Macy, within the Lake Residential (R3) District.

of





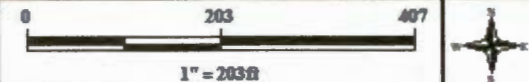
**Area Zone Map**  
Feature Name:

AG  
IR  
R3

Parcels  
City Town Boundary  
New Buildings

Addresses  
Permits - Primary  
Permits - Accessory  
Bldg Permits

Parcels  
Dimensions  
Highways  
Roads  
Tippecanoe River





# 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,

William Eaton

#BZA 512-0718

Located at: 6401 S 350 E, Macy, 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
W K Zartman Farms LLC	3309 Main St Macy, IN 46951	<i>[Signature]</i>
JJ&C Farm LLC	3642 E 650 S Macy, IN 46951	<i>[Signature]</i>
Zahn Family Trust dated 2/11/92 Joseph J Zahn - T	1876 Wild Indigo Lane Yorkville, IL 60560	<i>[Signature]</i>
Chandler Jenifer K	3642 E 650 S Macy, IN 46951	<i>[Signature]</i>
Goldsberry Billy R & Cathy E	3980 E 650 S Macy, IN 46951	<i>[Signature]</i>
Ault Farms Inc	3009 E 550 S Rochester, IN 46975	<i>[Signature]</i>
Burns Bernard E & Diane M	6093 S Old U S 31 Macy, IN 46951	<i>[Signature]</i>
LE Rosalee Linn; Burns Diane; Pettiford Carol; Lin	5980 S Old US Highway 31 Macy, IN 46951	<i>[Signature]</i>
Correll Chaz S	6505 Wolfe Drive Macy, IN 46951	<i>[Signature]</i>
Norris Raymond P & Sherry K	3468 E Channel Dr Macy, IN 46951	<i>[Signature]</i>
Husmann Sandra & Kitts Brian V	3465 E Blissroad Dr Macy, IN 46951	<i>[Signature]</i>
Vorhees Ronald R & Barbara J	3510 Blissroad Dr Macy, IN 46951	<i>[Signature]</i>
Husmann Sandra L	3478 E Blissroad Dr Macy, IN 46951	<i>[Signature]</i>

will  
not

for

DeWitt Alan R & Kimberly A	3479 Blissroad Drive Macy, IN 46951	<i>Kimberly DeWitt</i>	
Ford Judy A Trust dated March 1 2018;	7190 Edgewood Avenue Jenison, MI 49428		✓
Sellers Jerry W	3504 Channel Dr Macy, IN 46951		✓
Hisey Gerald L & Donna A	3514 Channel Dr Macy, IN 46951	<i>Gerald L Hisey</i>	
Hutchins Kenneth R & Rosalie	6314 S 350 E Macy, IN 46951	<i>Kenneth R Hutchins</i>	KRH
Hall Laura K 1/2; Johnson Larry L 1/2	1529 E Nelson Ave Indianapolis, IN 46203		✓
Smith Jehu & Smith Maxie Revocable Living Trust da	7130 Harrison Ave Hammond, IN 46324		✓

*Rick & Judy  
Harris*

*3436 Blissroad Dr  
Macy Ind 46951*

*Judy Harris*

*KEVIN REED  
FRANK BISH*

*3421 BLISSROAD DR  
MACY IN 46951*

*[Signature]*

*Sam Juana Fugate 3402 Channel Dr.  
Macy, In. 46951*

*Daniel V. Holloway 3388 Channel Dr.*

*William G. FARTMAN 3303 MAIN ST [Signature]*



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Hammond IN 46428

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Macy In. 46951

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LARRY L JOHNSON  
1529 E Nelson Ave  
Indianapolis In. 46203

2. Article Number (Transfer from service label)  
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**Docket #513-0718**  
**Kevin Umbarger**  
**Development Standard Variance**

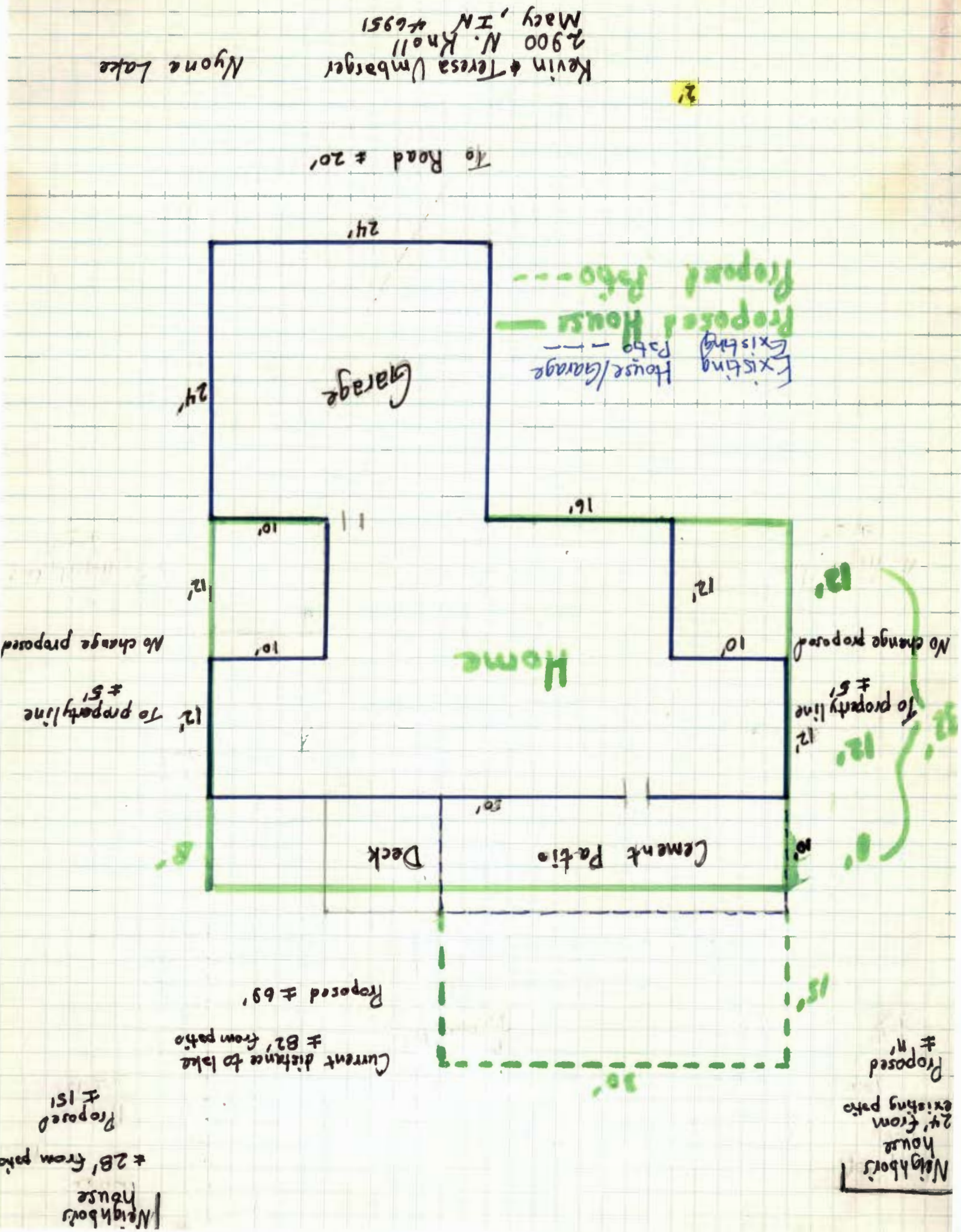
Mr. Umbarger (#513-0718) is requesting a variance of 3' off of the side yard setback, for the purpose of additions onto the home, on property located at 2900 N Knoll Drive, within the Lake Residential (R3) District.

In the R3 district, the side yard setback is 8' for a primary structure. Mr. Umbarger would like add onto his existing home. The home additions would be 10' x 12' on the southwest corner, 10' x 12' on the northeast corner, 8' x 50' on the north side, as well as, a 15' x 30' deck on the north side. The additions will be built flush with the existing home, and sit approximately 5' off of both side yards. Therefore, a variance of 3' off of the side yard setback is being requested.

---

The request is a variance of 3' off of the side yard setback, for the purpose of additions onto the home, on property located at 2900 N Knoll Drive, within the Lake Residential (R3) District.

CU



## 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?

R3- 8'

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

3' off each side

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

Additions to home

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

10' x 12' SW Side

8' x 50' N Side

10' x 12' NE Side

15' x 30' Deck/Patio @ side

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

existing home - Squaring up not closer  
than it is now -

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

SITE PLAN

All Attached

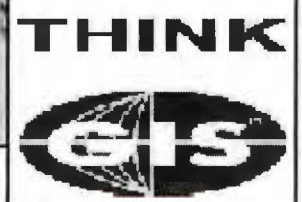
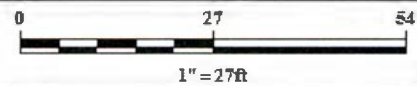




- Parcels
- County Boundary
- City Town Boundary
- Addresses
- △ Permits - Primary
- △ Permits - Accessory
- Bldg Permits

- Parcels
- Dimensions
- Lots
- Roads
- Highways

OPEN  
Kitchen/LR  
Bedrooms(2)  
Den  
BATHS(2)  
Est Cost.  
\$



**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, Kevin Umbarger

Kevin Umbarger  
#BZA 513-0718

Located at: 2900 Knoll Dr, Macy 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.

[illegible]

**Docket #515-0718**  
**Debra DuVall**  
**Development Standard Variance**

Ms. DuVall (#515-0718) is requesting development standard variances of 3' off of the side yards and 21' off of the rear yard for the purpose of a garage, on property located at 11415 Guise Park Road, within the Lake Residential (R3) District.

In the R3 district, for a primary structure the side yard setback is 8' and rear yard is 25' Ms. DuVall would like to construct a garage, and add living space at a later date. The garage would be approximately 26' x 40' and sit approximately 5' off of each side yard and 4' off of the rear yard. Therefore, variances of 3' off of each side yard and 21' off of the rear yard are being requested.

---

The request is for variances of 3' off of the side yards and 21' off of the rear yard for the purpose of a garage, on property located at 11415 Guise Park Road, within the Lake Residential (R3) 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?

R3- 8' side  
25' rear

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

3' off each side  
21' off of rear yard

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

Garage

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

~~24' x 35' 2"~~  
26' x 40'

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

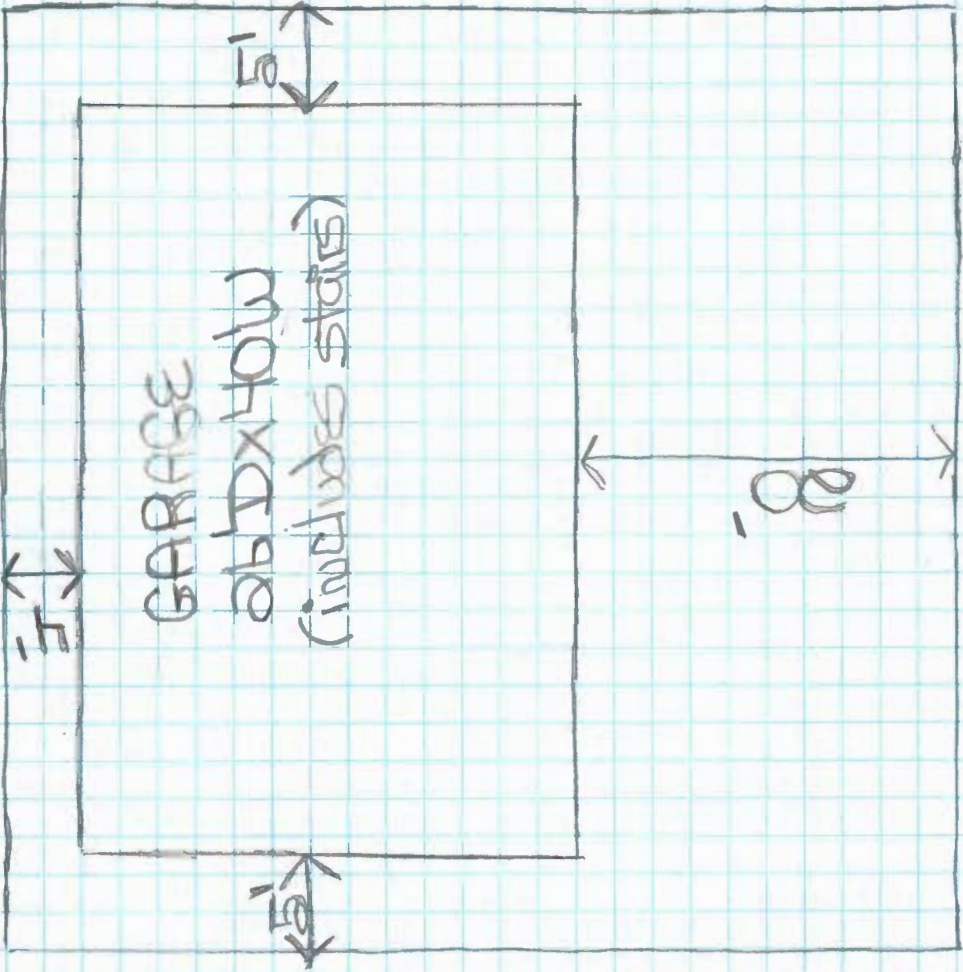
lot size

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

N/A

SITE PLAN







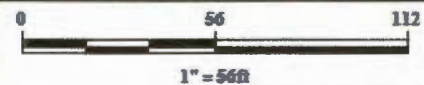


Parcels  
 City Town Boundary  
 New Buildings

Addresses  
 Permits - Primary  
 Permits - Accessory  
 Bldg Permits

Parcels  
 Dimensions  
 Highways  
 Roads  
 Tippecanoe River  
 Grid  
 New Buildings

THINK





**Affidavit of Notice to Interested Parties of Public Hearing  
Before the Fulton County Board of Zoning Appeals**

I, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

Debra DuVall

#515-0718

**Requesting:** A Development Standard Variance on property located, within the Lake Residential (R3) District.

**Located at:**

11415 Guise Park Road, Kewanna

**Interested Parties Associated with the Property**

Douglas & Ruth Annette Lytle	2500 Katherine Ave Kokomo, IN 46902
Gregory J & Sharon L Johnston	414 Greiving St Dyer, IN 16311
Stephen L & Penny Plowman L Revocable Livi	11369 W 200 N Kewanna, IN 46939

And that said notices were sent by certified mail on or before the 17<sup>th</sup> day of August 2018 being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 2<sup>nd</sup> day of September 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
<APPLICANT>

**NOTARY:**

State of Indiana)

County of Fulton) SS:

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_, \_\_\_\_\_

Notary Public, Signed

Printed Name

Residing in \_\_\_\_\_ County My Commission expires \_\_\_\_\_

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stephen L & Penny Plowman  
11369 W 200 N  
Kewanna, IN 46939

2. Article  
(Transfer from service label)

PS Form

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Stephen Plowman*☐ Agent☐ Addressee

B. Received by (Printed Name)

STEPHEN PLOWMAN

C. Date of Delivery

8-8-18

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

102595-02-M-15

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Greg & Sharon L Johnston  
414 Greiving S  
Dyersburg, IN 46311

2. Article Number

(Transfer from service label)

7002 0860 0000 7883 7172

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Sharon Johnston*☐ Agent☐ Addressee

B. Received by (Printed Name)

SHARON JOHNSTON

C. Date of Delivery

8-2-18

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Douglas & Ruth Annette Lytle  
2500 Katherine Ave  
Kokomo, IN 46902

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

**Docket #517-0818**  
**Elizabeth Bush**  
**Development Standard Variance**

Mrs. Bush (#517-0818) is requesting a development standard variance of 7' off of the side yard, for the purpose of a lean to on property located at 3421 Blissroad, within the Lake Residential (R3) District.

In the R3 district the side yard setback is 8' for primary structures. Mrs. Bush would like to construct a 12' x 24' lean to on the east side of the home. The lean –to would set approximately 1' off of the side yard. Therefore a variance of 7' off of the side yard is being requested.

The land on the west side slopes, and would require fill to be able to build on that side.

---

The request is for a variance of 7' off of the side yard, for the purpose of a lean to on property located at 3421 Blissroad, within the Lake Residential (R3) 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?

R3 Side 8'

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

7' off side yard

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

~~Carport~~ / Lean to Attached

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

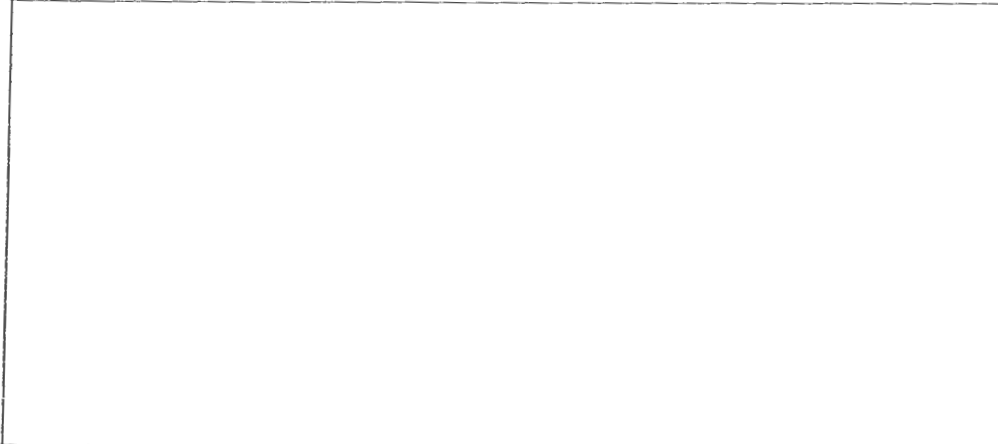
12' x 24'

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

Lay of land, trees, slopes  
Only location that would work

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

SITE PLAN



NO LEVEL  
DRIVETHRU

FRONT VIEW

LEAN 2

11

12'

47'

7

DRIVEWAY

TOP VIEW

1'

12'

24'

1'

12'

DRIVEWAY

76'  
TO  
CENTER OF  
ROAD

OPTION 1

STAIRS  
↓

11' ↓

24'

12'

DRIVEWAY

GARAGE

House

FRONT

70' Center of Road  
↑

OPTION 2









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

Elizabeth Bush  
#BZA 517-0818

[illegible]



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Thomas & Hazel Allison  
263 N 475 W  
Valparaiso In.  
46385



9590 9402 3845 8032 5374 13

2. Article Number (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

*Amie Hubbard* ☐ Agent  
☒ Addressee

B. Received by (Printed Name)

*Amie Hubbard*

C. Date of Delivery

*8/9/18*D. Is delivery address different from item 1? ☒ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                                  |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) |   |

**Docket #518-0818**  
**Nan Pomeroy**  
**Development Standard Variance**  
**1 Action**

Mrs. Pomeroy (#518-0818) is requesting development standard variances off the privacy fence definitions and an additional 2' in fence height, for the purpose of an 8' privacy fence on property located at 1086 N Prairiewood Drive, within the Suburban Residential (SR) district.

The privacy fence definition stated a privacy fence can be a maximum of 6' in height. Mrs. Pomeroy would like to erect an 8' privacy fence along the rear property line, and along a portion of the south side yard. Mrs. Pomeroy stated a 6' fence would not give them the privacy from the road traffic, and therefore is requesting a variance to allow an 8' privacy fence.

---

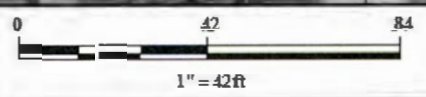
The request is for variances off the privacy fence definitions and an additional 2' in fence height, for the purpose of an 8' privacy fence on property located at 1086 N Prairiewood Drive, within the Suburban Residential (SR) district.

ck



- Parcels
- County Boundary
- City Town Boundary
- Addresses
- Permits - Primary
- Bldg Permits
- Parcels
- Lots
- Roads
- Highways
- Permits - Access

Shed  
 12' x 32' x 11'  
 It sets 8' 6"  
 =  
 8' Privacy  
 Fence







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

Nan Pomeroy  
#BZA 518-0818

~~X~~ 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.

[illegible]

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Nancy Miller  
Prairiewood Farms LLC  
16270 Pear Road  
Culver IN 46511



9590 9402 3527 7275 8575 69

## 2. Article Number (Transfer from service label)

7017 1000 0000 8738 7021

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

☒ Nancy Miller

- ☐
- Agent
- 
- ☐
- Addressee

## B. Received by (Printed Name)

N. Miller

## C. Date of Delivery

8-10-10

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail (over \$500)               |   |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt



**Docket #519-0818**  
**Rachael Plowman**  
**Development Standard Variance**  
**1 Action**

Ms. Plowman (#519-0818) is requesting a development standard variance of 50' off of the minimum lot width for the purpose a split, on property located at 130 N 1100 W, Kewanna, within the Agricultural (AG) District.

In the AG district, for newly created lots the lot width must be a consistent 200' minimum width throughout the lot. The proposed lot width would be 200' at the road and then narrow down to 150' on the west side. Therefore a variance of 50' off of the minimum lot width is being requested.

---

The request is for a variance of 50' off of the minimum lot width for the purpose a split, on property located at 130 N 1100 W, Kewanna, within the Agricultural (AG) District.

cc

## 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 - 200' minimum lot width

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

50' off lot width

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

Split

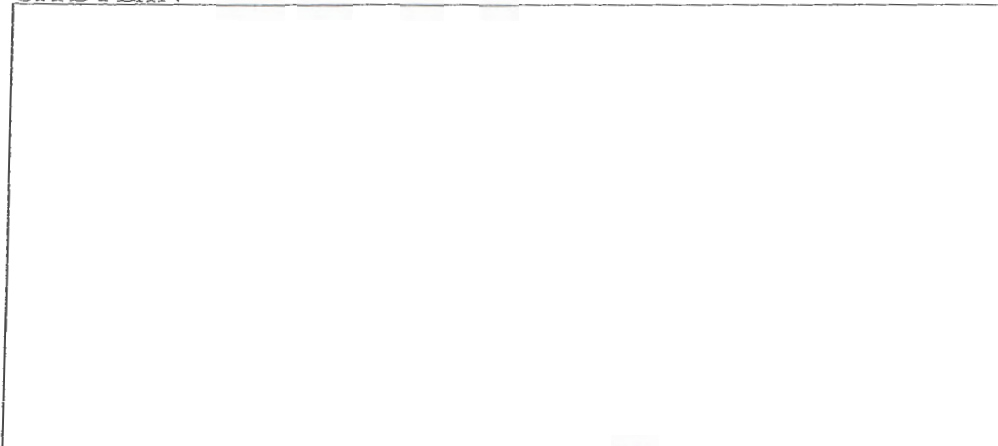
- What are the exact dimensions of the project (12' x 12')?

200' Roadside - 150' Westside

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

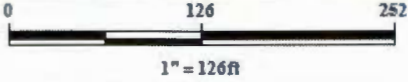
- Has Health Department approval for septic & well been obtained, if applicable?

SITE PLAN





City Town Boundary
Parcels
Highways
Roads
Grid
Lots(1)

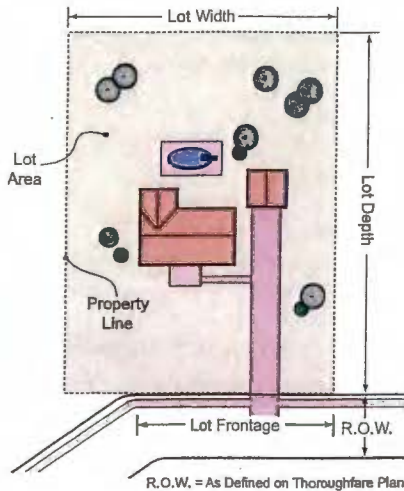
  




3811 July 2015 PSN 7530-02-000-9053

# AG District

## 4-1.2 "AG" District Standards



### Minimum Lot Area:

- 1 acre

### Minimum Lot Width:

- 200 feet

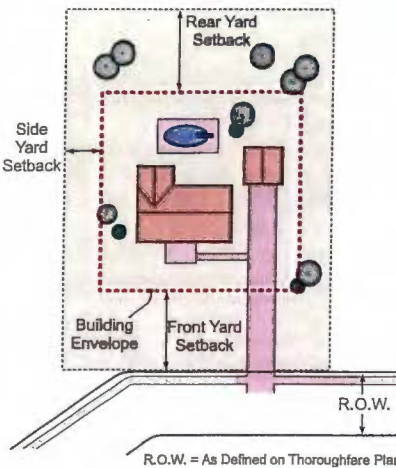
### Maximum Lot Depth:

- 3 times the lot width

### Minimum Lot Frontage:

- 80 feet on a Public Street with access from said Public Street (only if used for a building site for primary or secondary structures).

(Lot width must be a constant 200' minimum width throughout the lot with a minimum of 80' of the 200' width located on a public street.)



### Minimum Front Yard Setback:

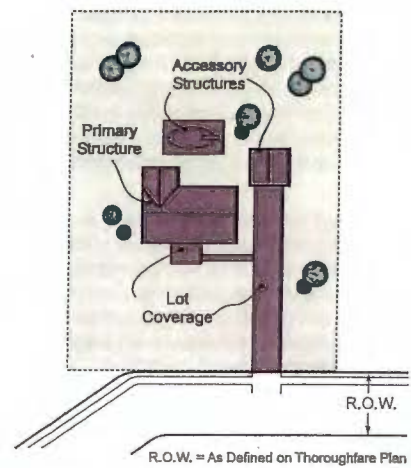
- 50 feet

### Minimum Side Yard Setback:

- 30 feet for the Primary Structure
- setback equal to height of Accessory Structure
- setback for Agricultural Related Accessory structures are equal to height of Accessory Structure, or 25', whichever is less

### Minimum Rear Yard Setback:

- 30 feet for the Primary Structure
- setback equal to height of Accessory Structure
- setback for Agricultural Related Accessory structures are equal to height of Accessory Structure, or 25', whichever is less



### Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surface cannot exceed 20% of the Lot Area.

### Minimum Main Floor Area:

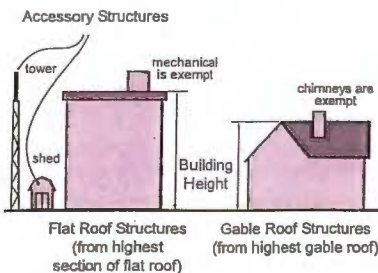
- 980 square feet for one story Primary Structures; or
- 14' x 70' single wide mobile home; or
- 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

### Minimum Floor Area Per Unit:

- 720 square feet **average** per dwelling unit in a multiple-unit Primary Structure.
- 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.

### Site Plan Requirements

- The Fulton County Technical Review Committee shall review the site plan for all newly created commercial projects, or expansion projects, within the Agricultural District prior to the commencement of any site development/construction. This is requirement does not apply to production agricultural operations.



### Maximum Structure Height:

- 50 feet for the Primary Structure
- 30 feet for Accessory Structures
- 150 feet for all Agriculture Related Structures

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.

\*\*Drainage Plans will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor

\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.



# AG District

## 4-1.1 "AG" District Intent, Permitted Uses, and Special Exception Uses

### District Intent

The "AG" (Agriculture) District is intended to provide a land use category for agricultural activities. The provisions that regulate this land use district should protect, promote and maintain areas in Fulton County for farming operations.

Non-agriculture uses that are located within this zoning district may not object to any permitted agriculture use, whether such uses currently exist, are enlarged, or change in the future to another agricultural use.

The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, non-agriculture oriented businesses, and any use that may inflict significant environmental impacts or be injurious to neighbors.

The Plan Commission and Boards of Zoning Appeals should also strive to promote less than 1 dwelling unit per 10 acres community-wide in the "AG" district.

### Permitted Uses

#### Residential

- dwelling, single family
- dwelling, two-family
- residential facility for developmentally disabled (small)\*
- residential facility for mentally ill\*
- child care home (owner occupied home)
- bed and breakfast facility
- manufactured home
- mobile home

#### Agricultural Uses

- agricultural crop production
- agricultural seed sales
- confined feeding operation permitted by IDEM (1200 animal units or less on any one parcel and/or multiple parcels adjoining or contiguously operating or owned parcels and not within one (1) mile of any incorporated limits)
- commercial raising of farm and non-farm animals (subject to maximum animal unit limits)
- firearm internet sales/gunsmithing (no retail showroom or firearm inventory)

- grazing and pasture land
- greenhouse
- orchards
- plant nursery, with retail
- processing agriculture crop products produced on site
- storage of farm vehicles, equipment, and materials (used in the farming operation - not for sale)
- tree farms, with retail
- storage of agricultural products

#### Business: Food Sales/Service

- brewery/pub house
- farmer's market
- incubator kitchen
- cider mill
- winery

#### Business: General Business

- country club or golf course
- golf driving range

#### Miscellaneous

- home occupation #1
- home occupation #2
- Noncommercial wind generating and related apparatus and structures under 200 feet in height

### Special Exception Uses

#### Residential

- detached additional living space
- residential facility for developmentally disabled (large)
- seasonal cabin
- seasonal farm worker housing
- hardship and/or temporary second dwelling unit

#### Agricultural Uses

- farm equipment sales/service
- processing of agricultural products not produced on site
- storage of agricultural products not produced on site
- sales barn for livestock sale
- semi-trailer(s) to be utilized as animal housing

#### Business: General Business

- kennel
- airport/private landing field
- veterinary hospital/boarding
- landscape business

#### Business: Recreation

- commercial riding stables

#### Business: Auto Sales/Services

- automobile body shop (enclosed)
- automobile repair/major
- automobile repair/minor

#### Business: Retail

- antique shop
- bait/tackle shop
- electrical supply shop
- fabric shop
- firework sales
- flower shop
- furniture store
- gift shop
- hardware store
- heating/cooling/sales service
- jewelry store
- lumber yard
- outdoor commercial recreational enterprise
- plumbing supply store
- variety store

#### Industrial Uses

- gravel/sand/mining\*\*
- liquid fertilizer and distribution
- machine shop
- mini-storage facility
- topsoil removal and storage areas

#### Institutional/Public Facilities

- church
- cemetery
- corporate retreat center
- recycling center
- recycling collection point (no outdoor storage)
- public park/ball fields
- fairgrounds
- lodge/private club
- private camp/campground
- school, public or private
- sculpture park, for public use

#### Communication/Utility

- cellular/communication/radio/television tower
- pipeline pumping station
- utility substation
- public well
- telephone exchange

#### Governmental Use

- fire/police station/correctional institution
- municipal/state maintenance facility

#### Miscellaneous

- home occupation #3
- private recreational development
- Noncommercial wind generating and related apparatus and structures over 200 feet in height

\*These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).

\*\*State law permits mining in rural areas (areas with 7 or less homes within a square mile) regardless of local

decision making. In these cases, a Public Hearing is primarily to discuss and mitigate traffic impacts, noise, etc.



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

<b>Permits issued in August</b>		<b>YTD</b>
Non-Commercial	32	218
Commercial	2	16
Sign	2	16
Building	35	172
Temporary Use	0	0
Electrical	6	50
Electrical License	3	30
Plumbing License	1	7
<b>Applications Submitted in August</b>		<b>YTD</b>
Special Exeptions	1	11
Administrative Appeals	0	0
Development Standard Variance	8	31
Rezone	0	0
<b>Fees Collected in August</b>		<b>YTD</b>
Permits	1,160.40	8,187.27
Applications	540.00	2,460.00
Copies	0.00	10.10
Fines	170.00	4,780.55
City Building Permits	1,430.00	7,892.15
County Building Permits	700.00	3,680.00
Electrical License	30.00	280.00
Plumbing License	25.00	130.00
<b>TOTAL:</b>	<b>4,055.40</b>	<b>27,420.07</b>

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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, OCTOBER 10, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

SEPTEMBER 12, 2018

**OLD BUSINESS:**

Lora Johnson (#132-0710)

Keith Imhoff (#250-0912)

**NEW BUSINESS:**

Edward Kelly (#520-0818)

Josh & Ashley Chipps (#522- 0818)

Pamela Carr (#524-0818)

Eric Gudas (#526-0918)

Matthew Hatfield (#527-0918)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
September 12, 2018

**FULTON COUNTY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, SEPTEMBER 12, 2018**

**7:00 P.M.  
COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:  
July 11, 2018**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Ben Gray (#505-0618)  
John Tombaugh (#508-0618)  
William Eaton (#512-0718)  
Kevin Umbarger (#513-0718)  
Debra Duvall (#515-0718)  
Elizabeth Bush (#517-0818)  
Nan Pomeroy (#518-0818)  
Rachael Plowman (#519-0818)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

The Fulton County Board of Zoning Appeals met on Wednesday the 12<sup>th</sup> day of September 2018, 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, Don Lacluyse and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles, and Administrative Secretary, Heather Redinger.

It is duly noted Debbie Barts was absent.

IN RE: MINUTES

July 11, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the July 11, 2018 minutes. Scott Hizer moved to approve the July 11, 2018 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Ben Gray (#505-0618)  
Development Standard Variance

Benjamin Gray (#505-0618) is requesting a development standard variance off of the privacy fence definition for the purpose of a 6' privacy in the front yard on property located on 6237 S 250 W, Rochester, within the Agricultural (AG) District.

The privacy fence definition, reads a privacy fence must sit to the side and rear of a primary structure. Mr. Gray has erected a 6' privacy fence in the front yard. Therefore a variance off of the privacy fence definition is being requested.

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

Mr. Gray did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Eric Straeter moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Scott Hizer moved to approve Benjamin Gray (#505-0618) is requesting a development standard variance off of the privacy fence definition for the purpose of a 6' privacy in the front yard on property located on 6237 S 250 W, Rochester, within the Agricultural (AG) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Benjamin Gray (#505-0618) is requesting a development standard variance off of the privacy fence definition for the purpose of a 6' privacy in the front yard on property located on 6237 S 250 W, Rochester, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

John Tombaugh (#508-0618)  
Development Standard Variance

Mr. Tombaugh (#506-0618) is requesting a development standard variance of 6' off of the front yard and 5' off of the rear yard setback, for the purpose of a garage addition and deck on property located at 5009 Beaman Lane, within the River Residential (RR) District.

In the RR district the front yard setback is 10' and the rear yard setback is 25'. Mr. Tombaugh has constructed an addition to a 30' x 40' attached garage, and it sits approximately 4' off of the ROW. Mr. Tombaugh would also like to construct a deck, to house a ship's helm, approximately 10' x 10', on the back of his home, it would sit approximately 20' off of the rear yard setback. Therefore a variance of 5' off of the front yard for the garage addition and 5' off of the rear yard for a deck are being requested.

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

Mr. Tombaugh did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Eric Straeter moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Eric Straeter moved to approve Mr. Tombaugh (#506-0618) is requesting a development standard variance of 6' off of the front yard and 5' off of the rear yard setback, for the purpose of a garage addition and deck on property located at 5009 Beaman Lane, within the River Residential (RR) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Motion to approve, Mr. Tombaugh (#506-0618) is requesting a development standard variance of 6' off of the front yard and 5' off of the rear yard setback, for the purpose of a garage addition and deck on property located at 5009 Beaman Lane, within the River Residential (RR) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

William Eaton (#512-0718)

Development Standard Variance

Mr. Eaton (#512-0718) is requesting a Special Exception to allow camping, on property located at 6401 S 350 E, Macy, within the Lake Residential (R3) District.

Mr. Eaton recently purchased the 3.55 acres, a 1.01 acre portion is zoned Lake Residential (R3), which requires a special exception to allow campers/camping. The remaining 2.54 acre is zoned Institutional Recreational (IR). Mr. Eaton is requesting a special exception to allow camping on the 1.01 acre.

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

Mr. Eaton did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Eric Straeter moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Eric Straeter moved to approve Mr. Eaton (#512-0718) is requesting a Special Exception to allow camping, on property located at 6401 S 350 E, Macy, within the Lake Residential (R3) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Eaton (#512-0718) is requesting a Special Exception to allow camping, on property located at 6401 S 350 E, Macy, within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Kevin Umbarger (#513-0718)

Development Standard Variance

Mr. Umbarger (#513-0718) is requesting a variance of 3' off of the side yard setback, for the purpose of additions onto the home, on property located at 2900 N Knoll Drive, within the Lake Residential (R3) District.



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

In the R3 district, the side yard setback is 8' for a primary structure. Mr. Umbarger would like add onto his existing home. The home additions would be 10' x 12' on the southwest corner, 10' x 12' on the northeast corner, 8' x 50' on the north side, as well as, a 15' x 30' deck on the north side. The additions will be built flush with the existing home, and sit approximately 5' off of both side yards. Therefore, a variance of 3' off of the side yard setback is being requested.

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

He did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Eric Straeter moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter. Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Eric Straeter moved to approve Mr. Umbarger (#513-0718) is requesting a variance of 3' off of the side yard setback, for the purpose of additions onto the home, on property located at 2900 N Knoll Drive, within the Lake Residential (R3) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Umbarger (#513-0718) is requesting a variance of 3' off of the side yard setback, for the purpose of additions onto the home, on property located at 2900 N Knoll Drive, within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Debra Duvall (#515-0718)  
Development Standard Variance

Ms. DuVall (#515-0718) is requesting development standard variances of 3' off of the side yards and 21' off of the rear yard for the purpose of a garage, on property located at 11415 Guise Park Road, within the Lake Residential (R3) District.

In the R3 district, for a primary structure the side yard setback is 8' and rear yard is 25' Ms. DuVall would like to construct a garage, and add living space at a later date. The garage would be approximately 26' x 40' and sit approximately 5' off of each side yard and 4' off of the rear yard. Therefore, variances of 3' off of each side yard and 21' off of the rear yard are being requested.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Dan Walsh asked Mrs. Duvall if she had anything further to add.

She did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Eric Straeter moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition.

Sharon Johnston, owns the property to the west of Mrs. Duvall asked where the access to the upstairs is.

Mrs. Duvall stated it would have a staircase.

Mrs. Johnston asked if the staircase would sit closer than 5' to her property.

Mrs. Duvall stated it would not, the measurements provided included the staircase as well.

Mr. Johnston asked about drainage.

Casi stated all new construction is required to have a drain plan approved by the Drainage Board.

Being no one else to speak in favor or opposed the petition he entertained a motion to close public hearing. Eric Straeter moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Eric Straeter moved to approve Ms. DuVall (#515-0718) is requesting development standard variances of 3' off of the side yards and 21' off of the rear yard for the purpose of a garage, on property located at 11415 Guise Park Road, within the Lake Residential (R3) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Ms. DuVall (#515-0718) is requesting development standard variances of 3' off of the side yards and 21' off of the rear yard for the purpose of a garage, on property located at 11415 Guise Park Road, within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Elizabeth Bush (#517-0818)  
Development Standard Variance

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Mrs. Bush (#517-0818) is requesting a development standard variance of 7' off of the side yard, for the purpose of a lean to on property located at 3421 Blissroad, within the Lake Residential (R3) District.

In the R3 district the side yard setback is 8' for primary structures. Mrs. Bush would like to construct a 12' x 24' lean to on the east side of the home. The lean –to would set approximately 1' off of the side yard. Therefore a variance of 7' off of the side yard is being requested.

The land on the west side slopes, and would require fill to be able to build on that side.

Dan Walsh asked Mrs. Bush if she had anything further to add.

She did not at this time.

Dan Walsh asked for any Board comments. Being no Board comments and no public, he entertained a motion. Mrs. Bush (#517-0818) is requesting a development standard variance of 7' off of the side yard, for the purpose of a lean to on property located at 3421 Blissroad, within the Lake Residential (R3) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mrs. Bush (#517-0818) is requesting a development standard variance of 7' off of the side yard, for the purpose of a lean to on property located at 3421 Blissroad, within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Nan Pomeroy (#518-0818)

Development Standard Variance

Mrs. Pomeroy (#518-0818) is requesting development standard variances off the privacy fence definitions and an additional 2' in fence height, for the purpose of an 8' privacy fence on property located at 1086 N Prairiewood Drive, within the Suburban Residential (SR) district.

The privacy fence definition stated a privacy fence can be a maximum of 6' in height. Mrs. Pomeroy would like to erect an 8' privacy fence along the rear property line, and along a portion of the south side yard. Mrs. Pomeroy stated a 6' fence would not give them the privacy from the road traffic, and therefore is requesting a variance to allow an 8' privacy fence.

Dan Walsh asked Mrs. Pomeroy if he had anything further to add.

She stated a 6' privacy fence would not give them the privacy form the road.

Dan Walsh asked for any Board comments.



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Eric Straeter stated he has a few concerns with the location, he doesn't feel it need to go all the way down the south side of the property. He then asked they could put a condition with the length allowed on the west and south side.

After Board discussion, they agreed to allow 125' of fence on the west side and 45' of fence on the south side.

Being no further Board comments or public, Dan entertained a motion. Eric Straeter moved to approve Mrs. Pomeroy (#518-0818) is requesting development standard variances off the privacy fence definitions and an additional 2' in fence height, for the purpose of an 8' privacy fence on property located at 1086 N Prairiewood Drive, within the Suburban Residential (SR) district, with the condition the fence cannot exceed 125' on the west side, and 45' south side. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mrs. Pomeroy (#518-0818) is requesting development standard variances off the privacy fence definitions and an additional 2' in fence height, for the purpose of an 8' privacy fence on property located at 1086 N Prairiewood Drive, within the Suburban Residential (SR) district, with the condition the fence cannot exceed 125' on the west side, and 45' south side. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Rachel Plowman (#519-0818)  
Development Standard Variance

Ms. Plowman (#519-0818) is requesting a development standard variance of 50' off of the minimum lot width for the purpose a split, on property located at 130 N 1100 W, Kewanna, within the Agricultural (AG) District.

In the AG district, for newly created lots the lot width must be a consistent 200' minimum width throughout the lot. The proposed lot width would be 200' at the road and then narrow down to 150' on the west side. Therefore a variance of 50' off of the minimum lot width is being requested.

Dan Walsh asked Ms. Plowman if she had anything further to add.

She did not at this time.

Dan Walsh asked for any Board comments. Being no Board comments and no public, he entertained a motion Scott Hizer moved to approve Ms. Plowman (#519-0818) is requesting a development standard variance of 50' off of the minimum lot width for the purpose a split, on property located at 130 N 1100 W, Kewanna, within the Agricultural (AG) District. . Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**September 12, 2018**

Scott Hizer	Yea
Eric Straeter	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Ms. Plowman (#519-0818) is requesting a development standard variance of 50' off of the minimum lot width for the purpose a split, on property located at 130 N 1100 W, Kewanna, within the Agricultural (AG) 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 September 12, 2018 Fulton County Board of Zoning Appeals meeting. Eric Straeter moved to adjourn the September 12, 2018 Fulton County Board of Zoning Appeals meeting at 8:15 P.M. Scott Hizer seconded the motion. Motion carried as follows: Eric Straeter, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary

**Docket #132-0710**  
**Lora Johnson**  
**Special Exception Renewal**

Ms. Johnson(#132-0710) is requesting a renewal to the Special Exception granted on September 8<sup>th</sup>, 2010 for a temporary hardship/second dwelling unit on property, located at 6346 N 100 W, within the Agricultural (AG) District, approximately 3 acres. Ms. Johnson parents own the property and the temporary dwelling unit will be utilized by Ms. Johnson and her family.

The Special Exception was granted with the following conditions:

- 1.) Ms. Johnson is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Ms. Johnson and her family; and
- 4.) The temporary home is either removed or a renewal requested, no later that two years from the date of the public hearing.

---

Ms. Johnson has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.





## 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)

---

September 19, 2018

Lora Johnson  
6336 N 100 W  
Rochester, IN 46975

Dear Ms. Johnson,

It has come to my attention that the two year renewal date for your petition, Docket #BZA 132-0710, will be up in September. Your petition was for a temporary second dwelling located at, 6346 N 100 W, Rochester. The Board of Zoning Appeals approved your request for the temporary second dwelling with the condition that a renewal is requested every two (2) years as long as the dwelling is needed.

This is merely a procedural step. The Board of Zoning Appeals will be meeting on October 10<sup>th</sup>, 2018 at 7:00 p.m. in the Commissioners/Council Room located in the Fulton County Office Building. You are currently on the agenda under Old Business for renewal at this October 10<sup>th</sup>, 2018 meeting. It is very important that you be present at that time to update the Board on the temporary second dwelling.

Again, this is merely a procedural step. If you have any questions regarding this situation please feel free to call us at (574) 223-7667.

Sincerely,



Casi J. Cowles  
Executive Director

**Docket #250-0912  
Keith Imhoff  
Special Exception  
Renewal**

Mr. Imhoff (#250-0912) is requesting a renewal of the Special Exception granted for a temporary hardship/second dwelling unit on property, located at 4136 E 550 N, within the Agricultural (AG) District, approximately 4.72 acres, on October 10, 2012. Wilma Zimmerman, Mr. Imhoff's mother-in-law, will utilize the temporary dwelling unit.

Mr. Imhoff was granted the request with the following conditions:

- 1.) Mr. Imhoff is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Wilma Zimmerman; and
- 4.) The temporary home is either removed or a renewal requested, no later than two years from the date of the public hearing.

---

Mr. Imhoff has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal request with the original conditions.



## 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)

---

September 19, 2018

Keith Imhoff  
4136 E 550 N  
Rochester, IN 46975

Dear Ms. Imhoff,

It has come to my attention that the two year renewal date for your petition, Docket #BZA 250-0912, will be up in September. Your petition was for a temporary second dwelling located at, 1060 E 550 N, Rochester. The Board of Zoning Appeals approved your request for the temporary second dwelling with the condition that a renewal is requested every two (2) years as long as the dwelling is needed.

This is merely a procedural step. The Board of Zoning Appeals will be meeting on October 10, 2018 at 7:00 p.m. in the Commissioners/Council Room located in the Fulton County Office Building. You are currently on the agenda under Old Business for renewal at this October 10, 2018 meeting. It is very important that you be present at that time to update the Board on the temporary second dwelling.

Again, this is merely a procedural step. If you have any questions regarding this situation please feel free to call us at (574) 223-7667.

Sincerely,



Casi J. Cowles  
Executive Director



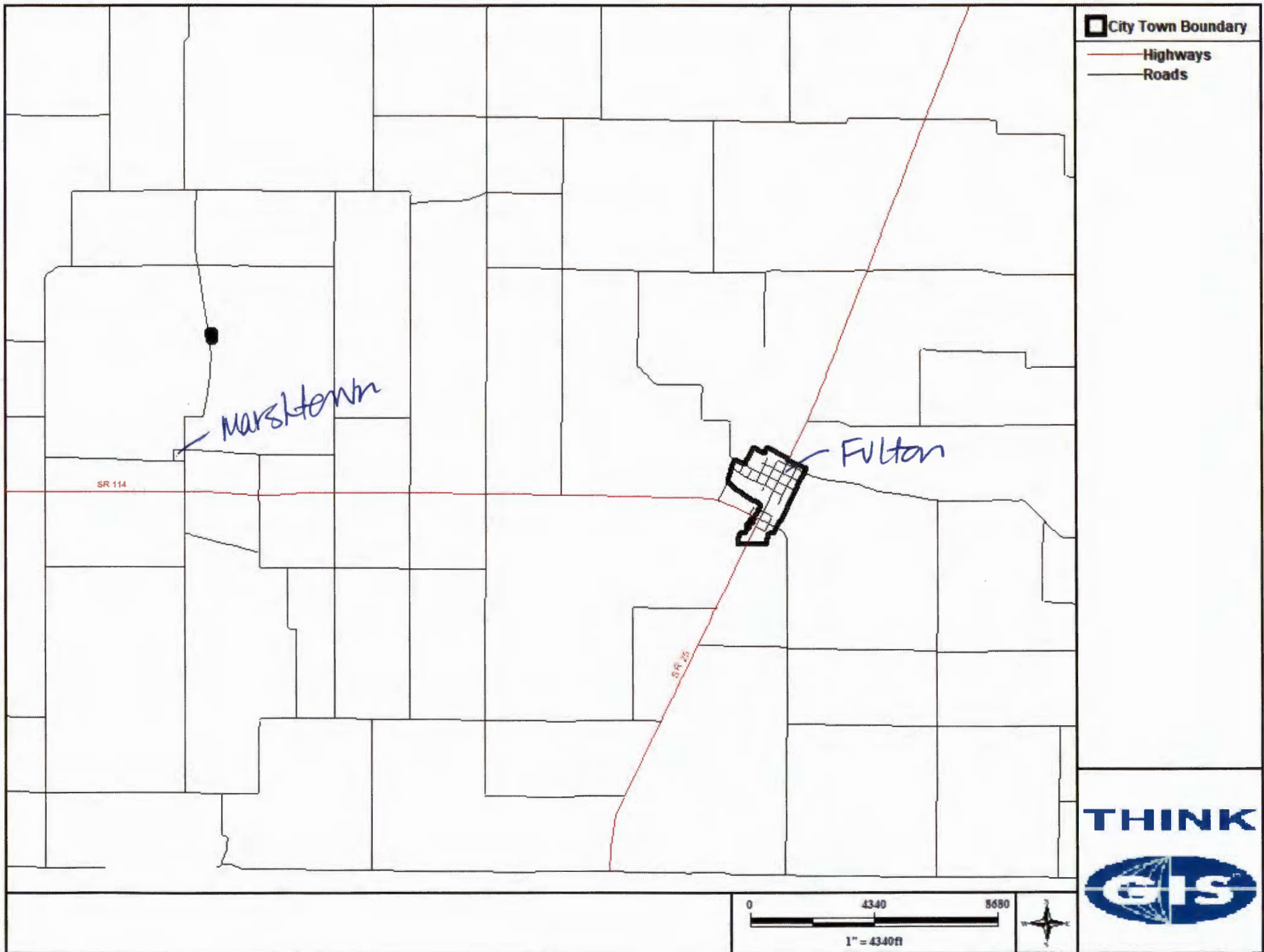
**Docket #520-0818**  
**Edward Kelly**  
**Special Exception**  
**1 Action**

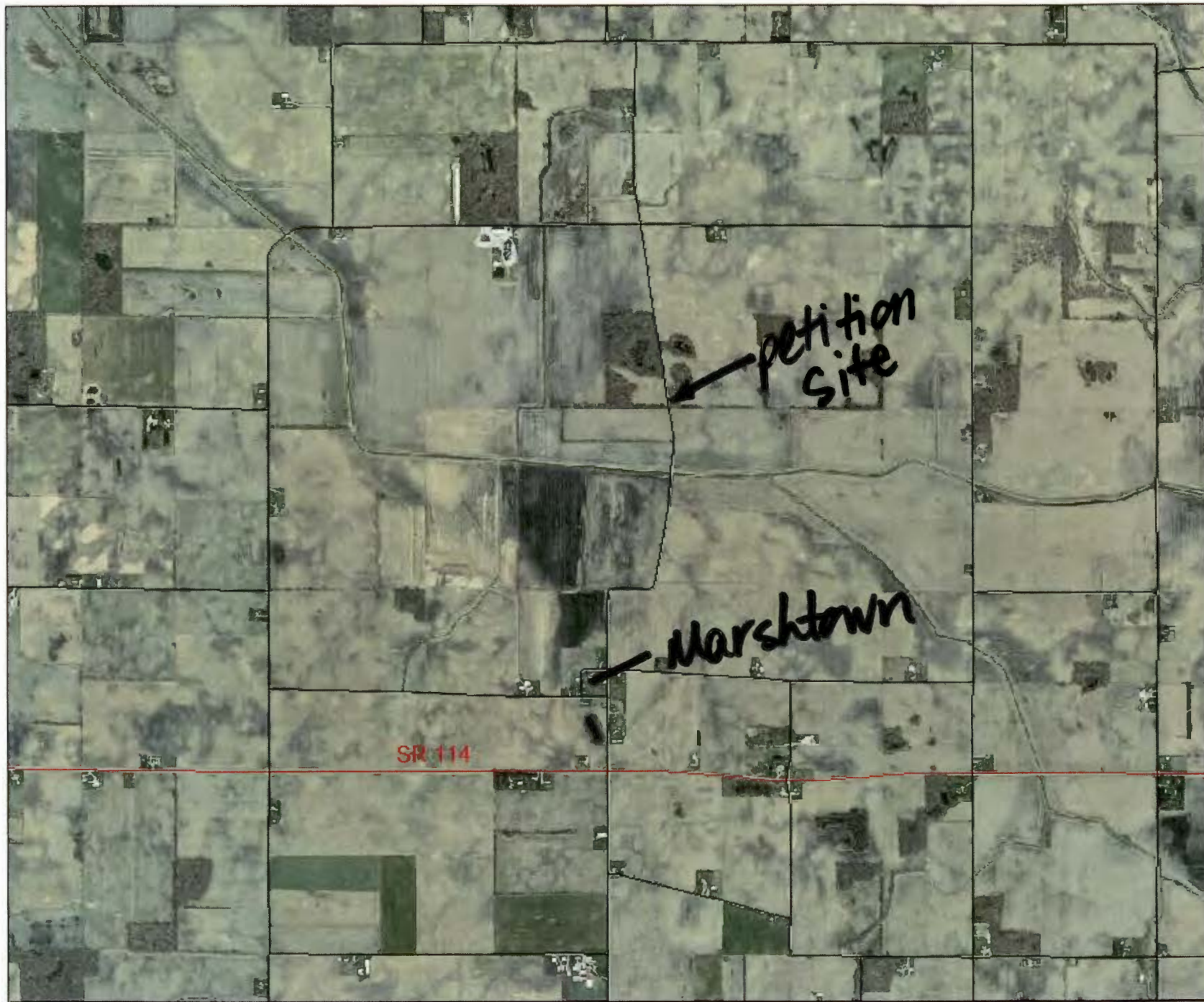
Mr. Kelly (#520-0818) is requesting a Special Exception for a private/family cemetery, on property located at 6394 S 500 W, Kewanna, within the Agricultural (AG) District.

Mr. Kelly would like to utilize a 24' x 21' plot of his property for a private/family cemetery.

---

The request is for a Special Exception for a private/family cemetery, on property located at 6394 S 500 W, Kewanna, within the Agricultural (AG) District.





City Town Boundary

Highways

Roads

SR 114

petition site

Marshtown

THINK



0 2014 4028

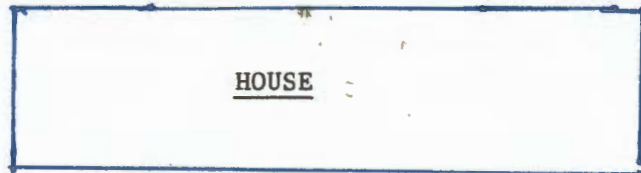


1" = 2014ft



Submitted by Petitioner,  
Edward F. Kelly  
Case No. BZA 52-0818

639~~4~~ South 500 West  
Kewanna, IN



HOUSE



GARAGE

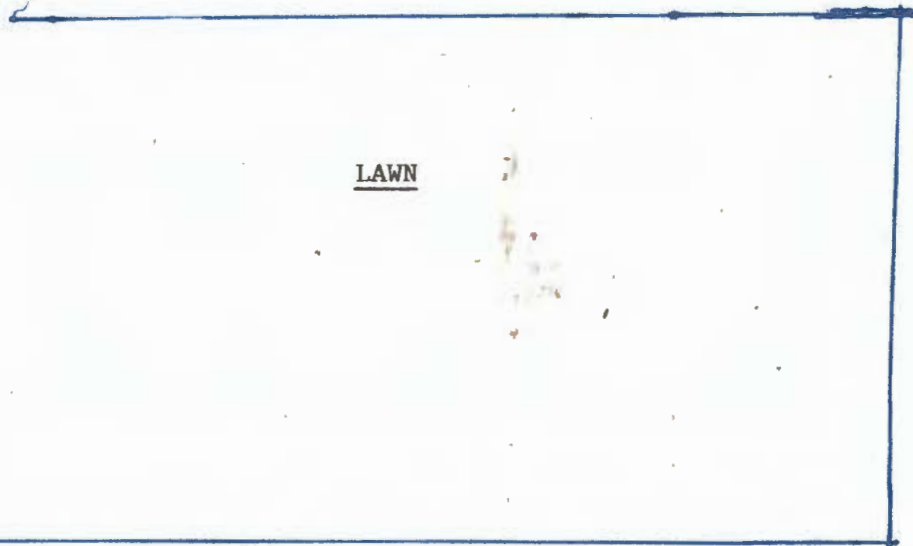


PRIVATE  
CEMETERY

-24'-

- 21'-

ORCHARD



LAWN

DRIVEWAY



LAWN

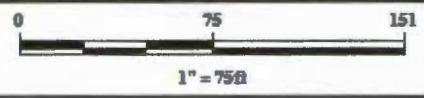
COUNTY ROAD 500 WEST





- Parcels
- City Town Boundary
- New Buildings
- Permits - Accessory

- Addresses
- Parcels
- Highways
- Roads
- Tippecanoe River
- New Buildings



COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) Walsh C. Date of Delivery 8-24

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Scott A. Hizer  
5330 S 575 W  
Kewanna, IN 46939



9590 9403 0243 5155 8917 87

7015 0640 0003 0246 2745

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return F

## COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) Harry Hizer C. Date of Delivery 8-27-

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James E adn Debra S. Walsh  
3629 W 500 S  
Rochester, IN 46975



9590 9403 0243 5155 8917 94

2. Article Addressed to (Transfer from service label)

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Clair Josephine  
Non-Marital Deduction Trust  
7290 S 350 W  
Kewanna, IN 46939



9590 9403 0243 5155 8918 00

2. Article Addressed to (Transfer from service label)

7015 0640 0003 0246 2776

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return F

## COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) James E Walsh C. Date of Delivery 8-27-

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Myers-Grube, LLC  
2715 Barrett Road  
Rochester, IN 46563



9590 9403 0243 5155 8918 17

7015 0640 0003 0246 2790

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return F

## COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☐ Addressee

B. Received by (Printed Name) Patricia Grube C. Date of Delivery 8-27-

D. Is delivery address different from item 1? ☐ Yes ☐ No  
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Confirmation Restricted Delivery

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Hizer Gerry M. Revocable  
Living Trust Agreement  
5277 W 600 S  
Kewanna, IN 46939



9590 9403 0243 5155 8918 48

## 2. Article

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

X *Gerry Hizer*

- ☐ Agent  
☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

8-27-18

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☐ Adult Signature  
☐ Adult Signature Restricted Delivery  
☒ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery

- ☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise

- ☐ Signature Confirmation™  
e Confirmation  
d Delivery

PS Form 3811, April 2013 PSN 7530-02-000-9000

Return Receipt



7015 0640 0003 0246 2745

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**KEWANNA, IN 46939**

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate):  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To  
**Scott A. Hizer**  
 Street and Apt. No., or PO Box No.  
**5330 S. 575 W.**  
 City, State, ZIP+4®  
**Kewanna, IN 46939**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 0246 2752

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**KEWANNA, IN 46939**

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate):  
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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To  
**Hizer Gerry M. Revocable Living Trust**  
 Street and Apt. No., or PO Box No.  
**5277 W 600 S**  
 City, State, ZIP+4®  
**Kewanna, IN 46939**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 0246 2790

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**ROCHESTER, IN 46975**

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☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To  
**Myers-Grube, LLC**  
 Street and Apt. No., or PO Box No.  
**2715 Barrett Road**  
 City, State, ZIP+4®  
**Rochester, IN 46563**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**KEWANNA, IN 46939**

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Extra Services & Fees (check box, add fee as appropriate):  
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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.71

Total Postage and Fees \$6.91

Sent To  
**St. Clair Josephine Trust**  
 Street and Apt. No., or PO Box No.  
**7290 S 350 W**  
 City, State, ZIP+4®  
**Kewanna, IN 46939**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0003 0246 2769

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**ROCHESTER, IN 46975**

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate):  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To  
**James E. and Debra S. Walsh**  
 Street and Apt. No., or PO Box No.  
**3629 W 500 S**  
 City, State, ZIP+4®  
**Rochester, IN 46975**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**EDWARD F. KELLY**  
ATTORNEY AT LAW  
23 EAST 39<sup>TH</sup> ST.  
INDIANAPOLIS, INDIANA 46205  
—  
AREA CODE 317  
TELEPHONE 924-1414

FULTON COUNTY OFFICE:  
AREA CODE 219  
TELEPHONE 653-2502

TELEFAX  
(INDIANAPOLIS)  
(317) 924-1737

**22 August 2018**

Fulton County Plan Commission  
125 East 9<sup>th</sup> Street  
Rochester, IN 46975

**Re: Petition of Edward Kelly**  
**Case No. BZA 520-0818**

Gentlemen:

Enclosed for your record in the above matter is a copy of my letter which I have sent this date to all Interested Persons.

Yours sincerely,

  
Edward Kelly

Enclosure (1)

**EDWARD F. KELLY**  
ATTORNEY AT LAW  
23 EAST 39TH ST.  
INDIANAPOLIS, INDIANA 46205  
—  
AREA CODE 317  
TELEPHONE 924-1414

FULTON COUNTY OFFICE:  
AREA CODE 219  
TELEPHONE 653-2502

TELEFAX  
(INDIANAPOLIS)  
(317) 924-1737

**22 August 2018**

**VIA CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Scott A. Hizer  
5330 S 575 W  
Kewanna, IN 46939

COPY

James E and Debra S. Walsh  
3629 W 500 S  
Rochester, IN 46975

St. Clair Josephine Non-Marital Deduction Trust  
7290 S 350 W  
Kewanna, IN 46939

Myers-Grube, LLC  
2715 Barrett Road  
Rochester, IN 46563

Hizer Gerry M Revocable Living Trust Agreement  
5277 W 600 S  
Kewanna, IN 46939

**Re: Petition of Edward F. Kelly Before the Fulton County Board of Zoning Appeals**

Dear Interested Persons:

The Fulton County Board of Zoning Appeals has provided me with your names as Interested Persons required by Indiana law to be notified that I have filed a Petition with the Board, requesting a Special Exception for a private cemetery on my property which is located at 6493 South 500 West, Kewanna, IN 46939. The proposed private cemetery will be approximately a plot of ground 70 feet square, located directly south of the garage on the property. I invite you to visit the premises and to view the proposed location, if you wish.

Thank you.

**Docket #523-0818**  
**Josh & Ashley Chipps**  
**Development Standard Variance**  
**1 Action**

Josh & Ashley Chipps (#523-0818) are requesting Development Standard Variances of 25' off of the front yard and 15' off of the side yard, for the purpose of an attached garage, on property located at 4910 Old US 31, Rochester, within the Agricultural (AG) District.

In the AG district, the front yard setback is 50' off of the right-of-way and 30' off of the side yard, for a primary structure. Mr. & Mrs. Chipps would like to construct an 18' x 24' attached garage, which would sit approximately 25' off of the right-of-way and 15' off of the north side yard. Therefore, variances of 25' off of the front yard and 15' off of the side yard are being requested.

---

The request is for Development Standard Variances of 25' off of the front yard and 15' off of the side yard, for the purpose of an attached garage, on property located at 4910 Old US 31, Rochester, within the Agricultural (AG) District.

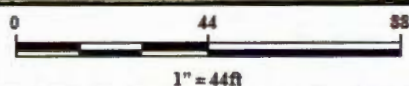


- Parcels
- County Boundary
- City Town Boundary

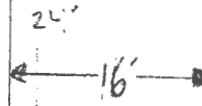
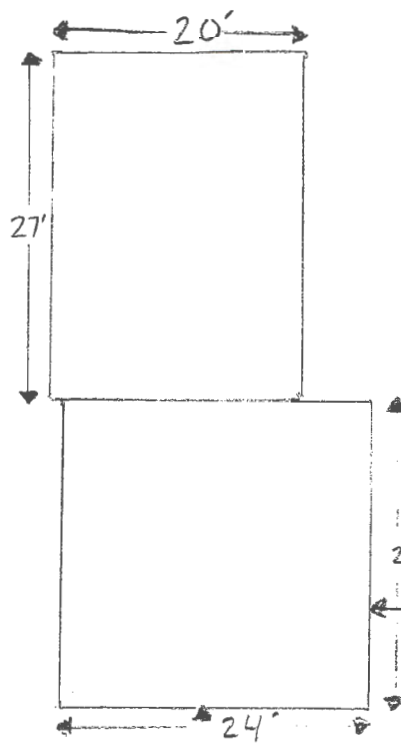
- Addresses
- Permits - Primary
- Bldg Permits

- Parcels
- Lots
- Roads
- Highways

tract =  
100'  
Uniform  
width







H = 3 Foot



78'



## 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,

Joshua & Ashley Chipps  
#BZA 523-0818

Located at: 4910 N Old US 31, 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
David L & Kathleen S Isbell	5757 N 250 E Rochester, IN 46975	<i>Kathleen S. Isbell</i>
County Of Fulton Landfill	125 E 9th St Rochester, IN 46975	<i>Leslie Bruner</i>
Jon M & Teresa S Hammel	1601 E Lucas Street Rochester, IN 46975	<i>Jon Hammel</i>
Gerry S & Jacqueline S Burkett	4909 N Old U S 31 Rochester, IN 46975	<i>Jacqueline Burkett</i>
Herbert William Payne 2000 Qualifed Personal Resi	910 RIDGE RD UNIT 212 Munster, IN 46321	

#### **SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Herbert William Payne  
110 Ridge Rd Unit 212  
Munster, IN 46321

#### **COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ *H. W. Payne*

B. Received by (Printed Name)

*H. W. Payne*

C. Date of Delivery

*9/8-18*

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

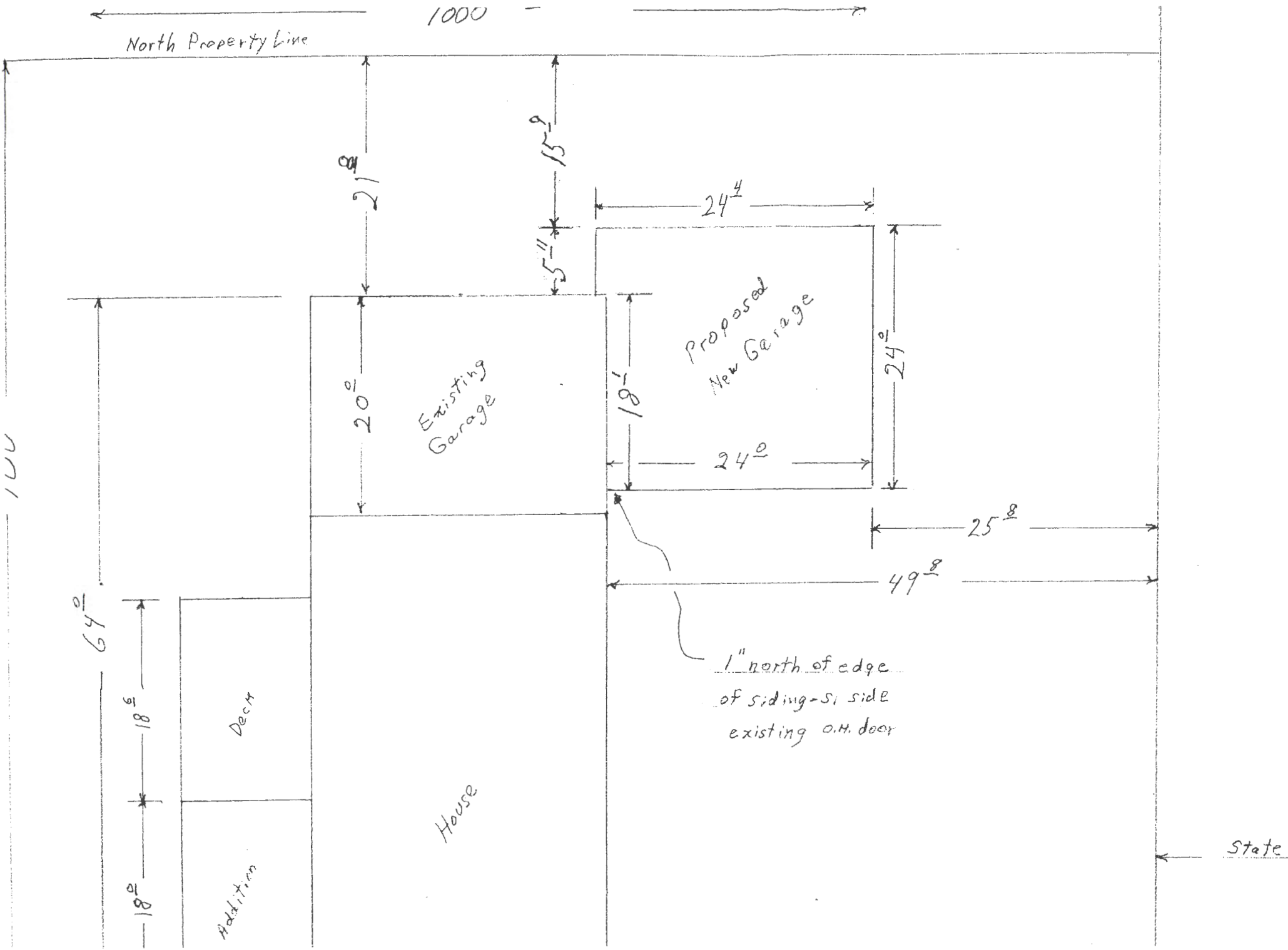
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail                            |   |
| <input type="checkbox"/> Insured Mail Restricted Delivery        |   |



9590 9402 3527 7275 8554 04

Article Number (Transfer from service label)

7017 1000 0000 4334 2297



## 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?

Ab 50 front yard  
30 side yard

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

5' side yard  
25' front yard

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

Garage

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

18' x 24' Attached garage

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

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

SITE PLAN





**Docket #524-0818**  
**Pamela Carr**  
**Development Standard Variance**

Ms. Carr (#524-0818) is requesting Development Standard Variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, for the purpose of a split, on property located at 1379 W 6<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.

In the SR district, the minimum lot frontage is 65' and the minimum lot width is 100' for newly created lots. Ms. Carr would like to split 3.30 acres off of her 24.807 acre tract of land. The proposed lot would have the existing house on it, with a 48' ingress/egress easement off of the road. Therefore, variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, are being requested.

---

The request is for Development Standard Variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, for the purpose of a split, on property located at 1379 W 6<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.

North Line of NW 1/4  
N89°28'51"W 1876.77' M'd  
28.28 Chains Rec.

S89°28'51"E 48.00' M'd

N89°28'51"W 516.48' M'd

Perpetual  
POC  
NE &  
Sec.

Instr. #0403573  
Steven J. Foster & Barbara E. Foster  
2.61 Acres±

N00°14'19"E 235.00' M'd

East 150' Rec.

East 150' Rec.

West 150' Rec.

S00°14'19"W  
175.00' M'd

D-1

South 175' Rec.

North 175' Rec.

S00°14'19"W  
12.00' M'd

D-2

North 175' Rec.

S89°28'51"E  
150.00' M'd

S89°28'51"E W  
150.00' M'd

West  
50'

Instr. #  
Abbott

S89°28'51"E 596.10' M'd

4.57± Acres

150' Limited Access R/W

N00°01'43"E 334.17' M'd

N00°14'19"E 334.16' M'd

3.30± Acres



House

Garage

8" Wood Post Is On  
The East R/W Line

N89°28'51"W 594.87' M'd

N89°28'51"W 347.91' M'd

East Line of West 1/2 of The North 1/2 of NW 1/4  
S00°38'46"W 1315.21' M'd

N00°31'08"W 1079.40' Rec.  
N00°01'43"E 1079.24' M'd

18' M'd

Parcel #25-07-07-200-005  
Instr. #0101345 (5.5 Acres)  
William Carl Miller, III Spend

Parcel #25-07-07-100-012  
Instr. #0101345 (1.28 Acres)

150' Limited Access R/W  
N00°01'43"E 745.07' M'd

16.11± Acres

North ½ of The West ½  
Of The Fractional  
NW ¼ Section 7

Storage  
Building

N89°25'49"W 939.88' M'd

S00°15'08"W 7

Instr. #201500715  
Stephen A. Klepinger

Book 170 Page 174  
Kathleen L. Christman

Book 170 Page 57  
Merrill D. Millow  
& Kitty E. Millow  
0.76 Acres Rec.

Parcel #25-07-07-100-017.012-008  
Instr. #201502149  
Wayne Allen Wade & Marilyn R. Wade  
10.77 Acres Rec.

Parcel #25-07-07-100-017.020-008  
Instr. #201600086  
Cara L. Wade 2.275 Acres

⊕ Dogwood Drive  
(40'R/W)

East Line of West ½ of NW ¼  
S00°38'46"W 2645.89' M'd

## 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?

SR 65' min lot frontage  
100' lot width

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

17' off lot frontage  
52' 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')?

3.3 ac

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

split land - historical drive - adjacent  
to VS 31

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

N/A city sewer

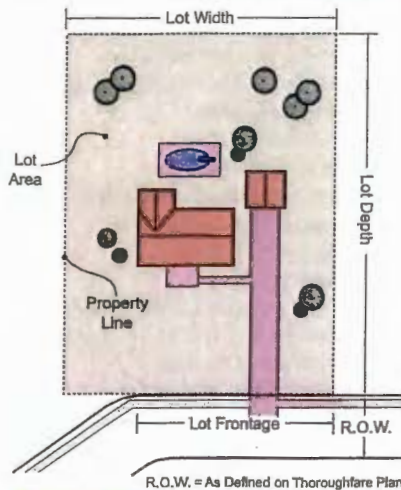
SITE PLAN





# SR District

## 4-1.8 "SR" District Standards



### Minimum Lot Area:

- 14,500 square feet with public sewer
- 25,000 square feet with a septic system

### Minimum Lot Width:

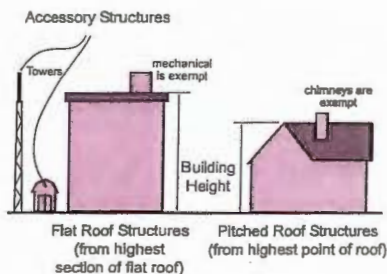
- 100 feet with public sewer at front setback
- 150 feet without public sewer at front setback

### Minimum Lot Frontage:

- 65 feet on a Public Street with access from said Public Street
- 100 feet without access from said Public Street

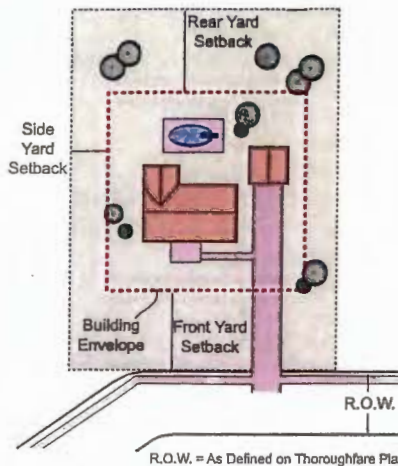
### Sewer and Water:

- Does not require municipal water or sewer hookup.



### Maximum Structure Height:

- 35 feet for the Primary Structure
- 25 feet for Accessory Structures (height of Accessory Structures may not exceed the Primary Structure)



### Minimum Front Yard Setback:

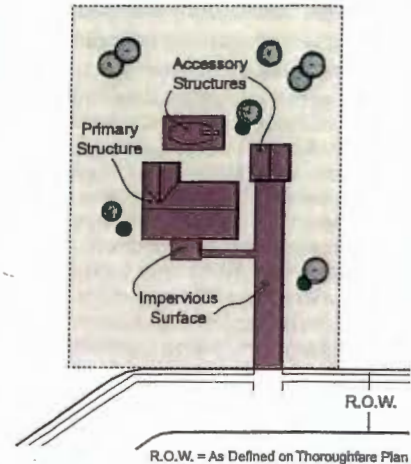
- 10 feet

### Minimum Side Yard Setback:

- 10 feet for the Primary Structure
- 5 feet for Accessory Structures

### Minimum Rear Yard Setback:

- 15 feet for the Primary Structure
- 5 feet for Accessory Structures



### Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surface cannot exceed 30% of the Lot Area.

### Minimum Main Floor Area:

- 980 square feet for one story Primary Structures; or
- 850 square feet for multiple story Primary Structures, provided that the total Finished Floor Area is 1,200 square feet or more.

### Minimum Floor Area Per Unit:

- 720 square feet **average** per dwelling unit in a multiple-unit Primary Structure.
- 500 square feet minimum per dwelling unit in a multiple-unit Primary Structure.

### Site Plan Requirements

- The Fulton County Technical Review Committee shall review the site plan for all newly created commercial projects, or expansion projects, within the Suburban Residential District prior to the commencement of any site development/construction. This requirement does not apply to production agricultural operations or residential additions/expansions.

**Accessory Structures are not permitted on any non adjacent lot prior to any Primary Structure being constructed; except with the intent to build and complete a primary structure within 24 months**

\* A survey with the seal of a licensed surveyor/engineer/architect shall be provided with the creation of any new legal descriptions.

\*\* Drainage Plans and an Impervious Surface schematic showing the total Lot Coverage will be required with all new structures. Any drainage plan not showing water retention within lot lines must have the approval of the Fulton County Surveyor

\*\*\* A survey with the seal of a licensed surveyor/engineer/architect may be required to resolve any question of setback compliance.



# SR District

## 4-1.7 "SR" District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p>The "SR" (Suburban Residential) District is intended to provide a residential land use category for suburban areas including single family detached homes in and around the city, town, and village centers, as well as, rural housing developments. The provisions that regulate this land use district are intended to protect, promote, and maintain the future and existing rural housing growth, as well as, the suburban growth in and around the city, towns and village centers.</p> <p>The Plan Commission and Boards of Zoning Appeals should strive to protect this district from conflicting land uses, and non-family oriented businesses.</p> <p>The Plan Commission and Board of Zoning Appeals should also strive to promote an average net density of 1.5 to 3 dwelling units per acre community-wide in the "SR" district.</p>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• dwelling, single family</li> <li>• child care home (owner occupied home)</li> <li>• group home (small)</li> <li>• manufactured home</li> <li>• residential facility for developmentally disabled (small)*</li> <li>• residential facility for mentally ill*</li> </ul> <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li>• agricultural crop production</li> <li>• roadside market</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• firearm internet sales/gunsmithing (no retail showroom or firearm inventory)</li> <li>• home occupation #1</li> <li>• kennel, private</li> </ul>	<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• bed and breakfast facility</li> <li>• detached additional living space</li> <li>• dwelling, two-family</li> <li>• group home (large)</li> <li>• residential facility for developmentally disabled (large)</li> </ul> <p><b>Agriculture Uses/Service</b></p> <ul style="list-style-type: none"> <li>• greenhouse facilities</li> <li>• tree farms</li> </ul> <p><b>Business: Auto Sales/Services</b></p> <ul style="list-style-type: none"> <li>• automobile body shop (enclosed)</li> <li>• automobile repair/major</li> <li>• automobile repair/minor</li> </ul> <p><b>Business: General</b></p> <ul style="list-style-type: none"> <li>• store front</li> </ul> <p><b>Business: Recreation</b></p> <ul style="list-style-type: none"> <li>• golf course</li> <li>• country club or golf course</li> <li>• public swimming pool</li> </ul> <p><b>Institutional/Public Facilities</b></p> <ul style="list-style-type: none"> <li>• community center</li> <li>• church/temple/mosque</li> <li>• cemetery</li> <li>• public park</li> <li>• library</li> </ul> <p><b>Communication/Utility</b></p> <ul style="list-style-type: none"> <li>• public well</li> <li>• public utility substation</li> <li>• sewage or water treatment plant</li> <li>• telephone exchange</li> <li>• wind generator</li> </ul> <p><b>Educational Use</b></p> <ul style="list-style-type: none"> <li>• child care center</li> <li>• school - public or private</li> </ul> <p><b>Governmental Use</b></p> <ul style="list-style-type: none"> <li>• fire or police station</li> <li>• municipal/state maintenance facility</li> </ul> <p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• home occupation #2</li> </ul>

\*These uses are permitted by Indiana Code (IC 12-28-4-8 and IC 12-28-4-7).



## 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,

Pam Carr

#BZA 524-0818

Located at: 1379 W 6<sup>th</sup> Street, 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
State Of Indiana	P O Box 429 La Porte, IN 46350	<i>Green Card</i>
Steven J & Barbara E Foster	1403 West 6th Street Rochester, IN 46975	<i>Steven J. Foster</i>
Beverly A Howton 1/2; Gerald O & Sharon Ringle K 1	1365 W 6th Street Rochester, IN 46975	<i>Gerald O. Ringle</i>
LE Robert D & Janice F Brash; Brash Robert D & Jan	1358 W 6th St Rochester, IN 46975	<i>Janice F. Brash</i>
Gary R Taylor	1325 W 6th St Rochester, IN 46975	<i>Gary R Taylor</i>
William Carl Miller Iii Spendthrift Trust	1144 W 9th St Rochester, IN 46975	<i>Carl W Miller</i>
Wayne Allen & Marilyn R Wade	PO Box 28 Rochester, IN 46975	<i>Wayne R. Wade</i>
Merrill D & Kitty E Morrow	976 S Dogwood Drive Rochester, IN 46975	<i>Green Card</i>



**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Verrell Millow  
976 S. Dogwood Dr  
Rochester In 46975



9590 9402 4224 8121 7317 08

Article Number (Transfer from service label)

7017 1070 0000 7091 4585

Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ Agent ☐ Addressee

B. Received by (Printed Name)

Kitty Millow

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☐ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

St of Indiana  
PO Box 429  
Laport In 46350



9590 9402 4224 8121 7316 92

Article Number (Transfer from service label)

7017 1070 0000 7091 4592

Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

☒ Agent ☐ Addressee

B. Received by (Printed Name)

Katelynn Scheffer

C. Date of Delivery

9-19-18

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®  
☐ Adult Signature Restricted Delivery ☐ Registered Mail™  
☐ Certified Mail® ☐ Registered Mail Restricted Delivery  
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise  
☐ Collect on Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail

Restricted Delivery

Domestic Return Receipt



**Docket #526-0918**  
**Eric Gudas**  
**Development Standard Variance**

Mr. Gudas (#526-0918) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of a porch and steps, on property located at 1276 Main Street, Kewanna within the Lake Residential (R3) District.

In the R3 district, the front yard setback is 10' off of the road right-of-way. Mr. Gudas would like to construct a 8' x 4' porch with steps on the front of his home. The porch and steps will sit less than 1' off of the front yard setback. Therefore, a variance of 10' off of the front yard setback is being requested.

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The request is for Development Standard Variance of 10' off of the front yard setback, for the purpose of a porch and steps, on property located at 1276 Main Street, Kewanna within the Lake Residential (R3) 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?

R3 front 10'

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

10'

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

porch

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

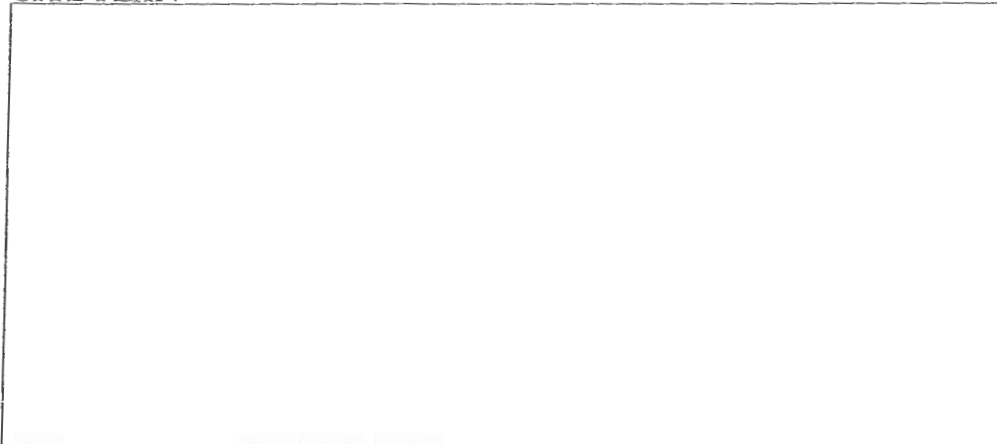
8' x 4'

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

existing house location

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

SITE PLAN



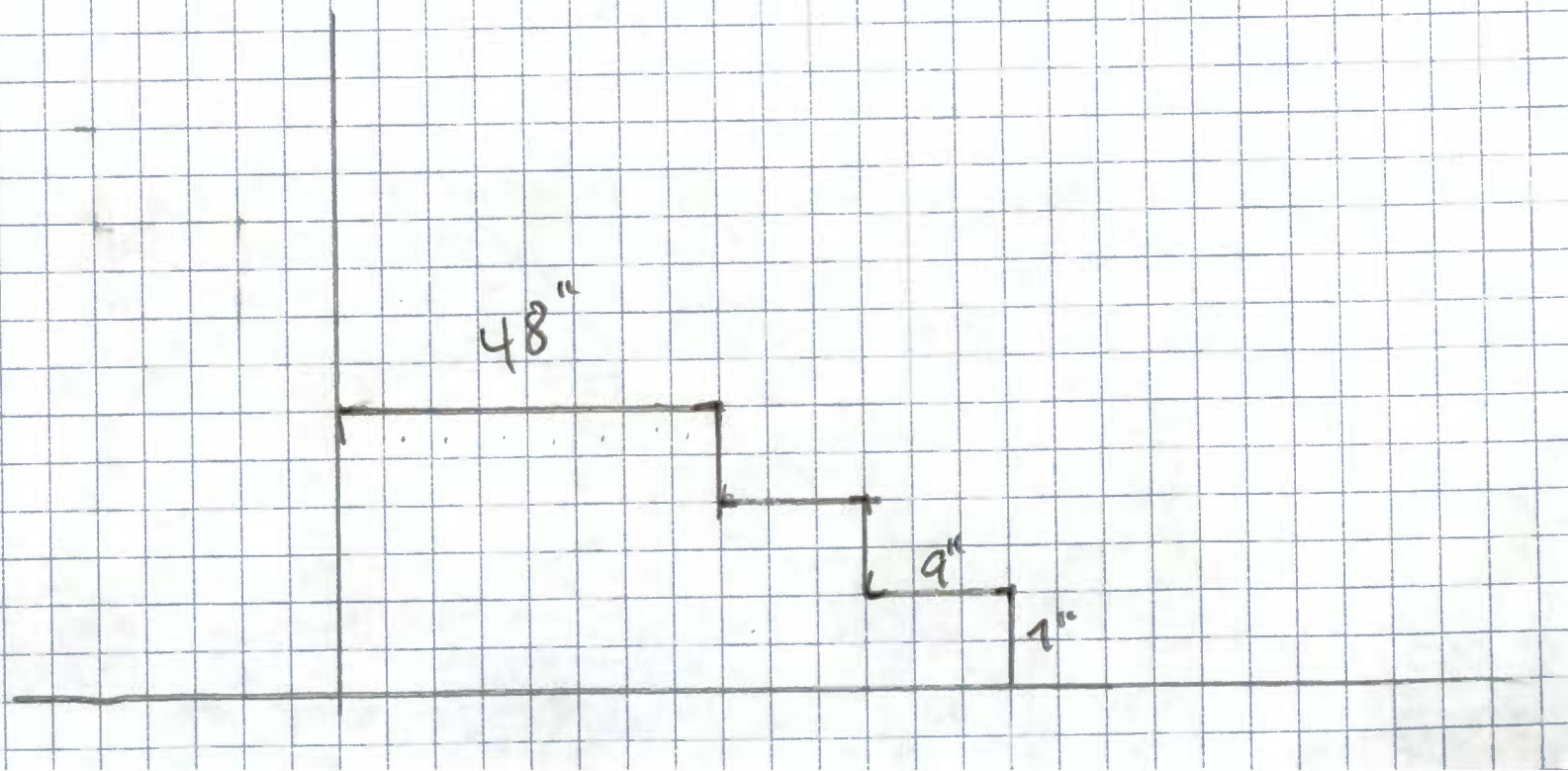
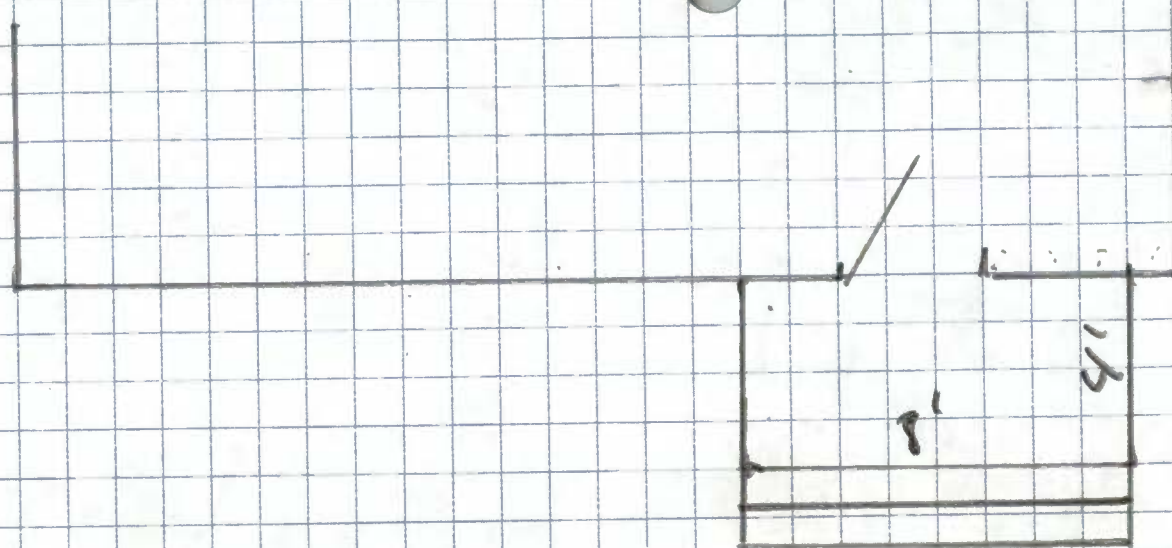
**READ ALL ATTACHED SHEETS PRIOR TO PLACING  
YOUR SIGNATURE ON THIS SHEET**

Eric Gudas  
#BZA 526-0918

***Legal Notification Requires:***

- 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.

[illegible]





**Docket #527-0918  
Matthew Hatfield  
Development Standard Variance**

Mr. Hatfield (#527-0918) is requesting Development Standard Variances of 2' additional fence height and off of the privacy fence definitions, for the purpose of a 6' privacy fence in the front yard, on property located at 711 W 8<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.

Privacy fences are only allowed in the side and rear of the primary structure and fences in the front yard can only be 4' in height. Mr. Hatfield lives on a corner lot and would like to erect a 6' privacy fence on the southeast corner of his property. Therefore, variances of 2' additional fence height and off of the privacy fence definitions, are being requested.

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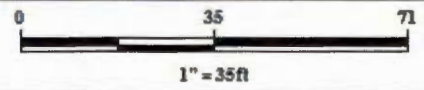
The request is for Development Standard of 2' additional fence height and off of the privacy fence definitions, for the purpose of a 6' privacy fence in the front yard, on property located at 711 W 8<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.



- Parcels
- County Boundary
- City Town Boundary

- Addresses

- Parcels
- Lots
- Roads
- Highways
- Permits - Access
- Bldg Permits



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

Matthew Hatfield  
#BZA 527-0918

**Legal Notification Requires:**

- 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.

[illegible]

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

<b>Permits issued in September</b>		<b>YTD</b>
Non-Commercial	20	238
Commercial	2	18
Sign	2	18
Building	18	190
Temporary Use	0	0
Electrical	7	57
Electrical License		30
Plumbing License		7
<b>Applications Submitted in September</b>		<b>YTD</b>
Special Exeptions	0	11
Administrative Appeals	0	0
Development Standard Variance	7	38
Rezone	0	0
<b>Fees Collected in September</b>		<b>YTD</b>
Permits	777.00	8,964.27
Applications	360.00	2,820.00
Copies	0.40	10.50
Fines	15.00	4,795.55
City Building Permits	620.00	8,512.15
County Building Permits	475.00	4,155.00
Electrical License	10.00	290.00
Pumbing License	25.00	155.00
TOTAL:	2,282.40	29,702.47



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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, NOVEMBER 14, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

OCTOBER 10, 2018

**OLD BUSINESS:**

Lora Johnson (#132-0710)

**NEW BUSINESS:**

Mervin Ramer (#531-1018)

Crystal Bradley (#532-1018)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

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

**WEDNESDAY, OCTOBER 10, 2018**

**7:00 P.M.**  
**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**  
**September 12, 2018**

**OLD BUSINESS:**  
**Lora Johnson (#132-0710)**  
**Keith Imhoff (#250-0912)**

**NEW BUSINESS:**  
**Edward Kelly (#520-0818)**  
**Josh & Ashley Chipps (#522- 0818)**  
**Pamela Carr (#524-0818)**  
**Eric Gudas (#526-0918)**  
**Matthew Hatfield (#527-0918)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

The Fulton County Board of Zoning Appeals met on Wednesday the 10<sup>th</sup> day of October 2018, 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, Debbie Barts, Don Lacluyse and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles, and Administrative Secretary, Heather Redinger.

It is duly noted Eric Straeter was absent.

IN RE:           MINUTES

September 12, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the September 12, 2018 minutes. Scott Hizer moved to approve the September 12, 2018 Fulton County Board of Zoning Appeals minutes as written. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

IN RE:           OLD BUSINESS

Lora Johnson (#132-0710)  
Keith Imhoff (#250-0912)  
Renewals

Lora Johnson was unable to attend tonight's meeting, Casi asked the Board to table the petition to the next scheduled meeting. The Board agreed to table the petition. (4-0)

No one was present at this time for Keith Imhoff, Dan Walsh continued onto new business.

IN RE:           NEW BUSINESS

Edward Kelly (#520-0818)  
Special Exception

Mr. Kelly (#520-0818) is requesting a Special Exception for a private/family cemetery, on property located at 6493 S 500 W, Kewanna, within the Agricultural (AG) District.

Mr. Kelly would like to utilize a 24' x 21' plot of his property for a private/family cemetery.

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

Mr. Kelly stated it would be a cremation site, he then showed the Board photos of the area, and asked for them to be put in his file.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Mr. Kelly (#520-0818) is requesting a Special Exception for a private/family cemetery, on property located at 6493 S 500 W, Kewanna, within the Agricultural (AG) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Kelly (#520-0818) is requesting a Special Exception for a private/family cemetery, on property located at 6493 S 500 W, Kewanna, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE: OLD BUSINESS

Keith Imhoff (#250-0912)

Dan Walsh stated he would go back to Old Business, a representative was now present for Mr. Imhoff Mr. Imhoff (#250-0912) is requesting a renewal of the Special Exception granted for a temporary hardship/second dwelling unit on property, located at 4136 E 550 N, within the Agricultural (AG) District, approximately 4.72 acres, on October 10, 2012. Wilma Zimmerman, Mr. Imhoff's mother-in-law, will utilize the temporary dwelling unit.

Mr. Imhoff was granted the request with the following conditions:

- 1.) Mr. Imhoff is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Wilma Zimmerman; and
- 4.) The temporary home is either removed or a renewal requested, no later than two years from the date of the public hearing.

Dan Walsh asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Mr. Imhoff (#250-0912) is requesting a renewal of the Special Exception granted for a temporary hardship/second dwelling unit on property, located at 4136 E 550 N, within the Agricultural (AG) District. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Josh & Ashley Chipps (#523-0818)  
Development Standard Variance

Josh & Ashley Chipps (#523-0818) are requesting Development Standard Variances of 25' off of the front yard and 15' off of the side yard, for the purpose of an attached garage, on property located at 4910 Old US 31, Rochester, within the Agricultural (AG) District.



**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

In the AG district, the front yard setback is 50' off of the right-of-way and 30' off of the side yard, for a primary structure. Mr. & Mrs. Chipps would like to construct a 24' x 24' attached garage, which would sit approximately 25' off of the right-of-way and 15' off of the north side yard. Therefore, variances of 25' off of the front yard and 15' off of the side yard are being requested.

Dan Walsh asked Mr. & Mrs. Chipps if they had anything further to add.

They did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Josh & Ashley Chipps (#523-0818) are requesting Development Standard Variances of 25' off of the front yard and 15' off of the side yard, for the purpose of an attached garage, on property located at 4910 Old US 31, Rochester, within the Agricultural (AG) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Josh & Ashley Chipps (#523-0818) are requesting Development Standard Variances of 25' off of the front yard and 15' off of the side yard, for the purpose of an attached garage, on property located at 4910 Old US 31, Rochester, within the Agricultural (AG) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Ms. Carr (#524-0818)

Development Standard Variance

Ms. Carr (#524-0818) is requesting Development Standard Variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, for the purpose of a split, on property located at 1379 W 6<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.

In the SR district, the minimum lot frontage is 65' and the minimum lot width is 100' for newly created lots. Ms. Carr would like to split 3.30 acres off of her 24.807 acre tract of land. The proposed lot would have the existing house on it, with a 48' ingress/egress easement off of the road. Therefore, variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, are being requested.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

Dan Walsh asked Ms. Carr if she had anything further to add.

Ms. Carr stated she wanted to have different options, for the sale of the land.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition.

Mike Taylor, 9<sup>th</sup> Street asked if the zoning would change and what could be done on the remainder of the lot.

Casi stated the zoning would not change and the remainder of the land could be built on.

Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Ms. Carr (#524-0818) is requesting Development Standard Variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, for the purpose of a split, on property located at 1379 W 6<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Ms. Carr (#524-0818) is requesting Development Standard Variances of 17' off of the minimum lot frontage and 52' off of the minimum lot width, for the purpose of a split, on property located at 1379 W 6<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Mr. Gudas (#526-0918)

Development Standard Variance

Mr. Gudas (#526-0918) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of a porch and steps, on property located at 1276 Main Street, Kewanna within the Lake Residential (R3) District.

In the R3 district, the front yard setback is 10' off of the road right-of-way. Mr. Gudas would like to construct a 8' x 4' porch with steps on the front of his home. The porch and steps will sit less than 1' off of the front yard setback. Therefore, a variance of 10' off of the front yard setback is being requested.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

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

He did not at this time.

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Mr. Gudas (#526-0918) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of a porch and steps, on property located at 1276 Main Street, Kewanna within the Lake Residential (R3) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Gudas (#526-0918) is requesting a Development Standard Variance of 10' off of the front yard setback, for the purpose of a porch and steps, on property located at 1276 Main Street, Kewanna within the Lake Residential (R3) District. Passed with four votes being in favor and no one opposed.

IN RE:           NEW BUSINESS

Mr. Hatfield (#527-0918)

Development Standard Variance

Mr. Hatfield (#527-0918) is requesting Development Standard Variances of 2' additional fence height and off of the privacy fence definitions, for the purpose of a 6' privacy fence in the front yard, on property located at 711 W 8<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District.

Privacy fences are only allowed in the side and rear of the primary structure and fences in the front yard can only be 4' in height. Mr. Hatfield lives on a corner lot and would like to erect a 6' privacy fence on the southeast corner of his property. Therefore, variances of 2' additional fence height and off of the privacy fence definitions, are being requested.

Dan Walsh asked if Mrs. Hatfield if she had anything further to add.

She did not at this time.

**FULTON COUNTY BOARD OF ZONING APPEALS**  
**October 10, 2018**

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition.

Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Debbie Barts moved to approve Mr. Hatfield (#527-0918) is requesting Development Standard Variances of 2' additional fence height and off of the privacy fence definitions, for the purpose of a 6' privacy fence in the front yard, on property located at 711 W 8<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) District. Scott Hizer seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Scott Hizer	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mr. Hatfield (#527-0918) is requesting Development Standard Variances of 2' additional fence height and off of the privacy fence definitions, for the purpose of a 6' privacy fence in the front yard, on property located at 711 W 8<sup>th</sup> Street, Rochester, within the Suburban Residential (SR) 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 October 10, 2018 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the October 10, 2018 Fulton County Board of Zoning Appeals meeting at 8:15 P.M. Scott Hizer seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Scott Hizer, and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary



**Docket #132-0710  
Lora Johnson  
Special Exception Renewal**

Ms. Johnson(#132-0710) is requesting a renewal to the Special Exception granted on September 8<sup>th</sup>, 2010 for a temporary hardship/second dwelling unit on property, located at 6346 N 100 W, within the Agricultural (AG) District, approximately 3 acres. Ms. Johnson parents own the property and the temporary dwelling unit will be utilized by Ms. Johnson and her family.

The Special Exception was granted with the following conditions:

- 1.) Ms. Johnson is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Ms. Johnson and her family; and
- 4.) The temporary home is either removed or a renewal requested, no later that two years from the date of the public hearing.

---

Ms. Johnson has not informed the office of any change in regard to this situation. It is the Plan Directors recommendation to approve the renewal with the original conditions.

**Docket #531-1018**  
**Mervin Ramer**  
**Special Exception**  
**1 Action**

Mervin Ramer (#531-1018) is requesting a Special Exception to operate a kennel, on property located at 880 W 700 N Rochester, within the Agricultural (AG) District, 100 acres.

Mr. Ramer would like to construct a new pole building to operate a kennel. There would be multiple pens for large and small dogs. The kennel would be 16' x 48', have a 48" tall fence for the small breeds and 60" for the large breeds. Mr. Imhoff stated he would have no more than 20 dogs, the breeds would be cavalier spaniel, chihuahua, welsh corgi, labrador, akita, shiba inu, and boxers. The hours would be 9am- 5pm, for the most part the puppies would be delivered to the buyer.

Mr. Ramer stated the kennel would not be close to any neighboring homes and would be USDA inspected.

---

The request is for a Special Exception to operate a kennel, on property located at 880 W 700 N Rochester, within the Agricultural (AG) District, 100 acres.

## SPECIAL EXCEPTION QUESTIONNAIRE FOR KENNEL

- What is the proposed kennel, and where will it be located?

This Kennel would be a ~~dog~~ U.S.D.A. inspected Breeding Kennel.

- What are the proposed hours of operation if public use?

We plan to sell most puppies wholesale. possibly a few retail. Hours would be 9:00AM TO 5:00 PM.

- How many dogs and what breeds?

20 Adult dog or less. Breed would probably change as Market and demand change. Cavalier spaniel, Chihuahua, Welsh Corgi,

- Will the dogs be in a fence if so how high? Labrador, Akita, Shiba Inu, Boxer.

Yes They will be in a fence, Small breeds 48" high large breeds 60" high

What are the dimensions of the kennel?

16' x 48" with 4' or 5' overhangs on eaves. with attach runs.

- What type of blockage will there be to keep dogs from barking at cars, wildlife, neighbors, etc.?

There would be solid Fiberglass panels toward the house and road.

Will the dogs be on runners, open pin, shelter.

Dogs will not be on runners or chains, they will have access to inside of kennel from there fenced run.

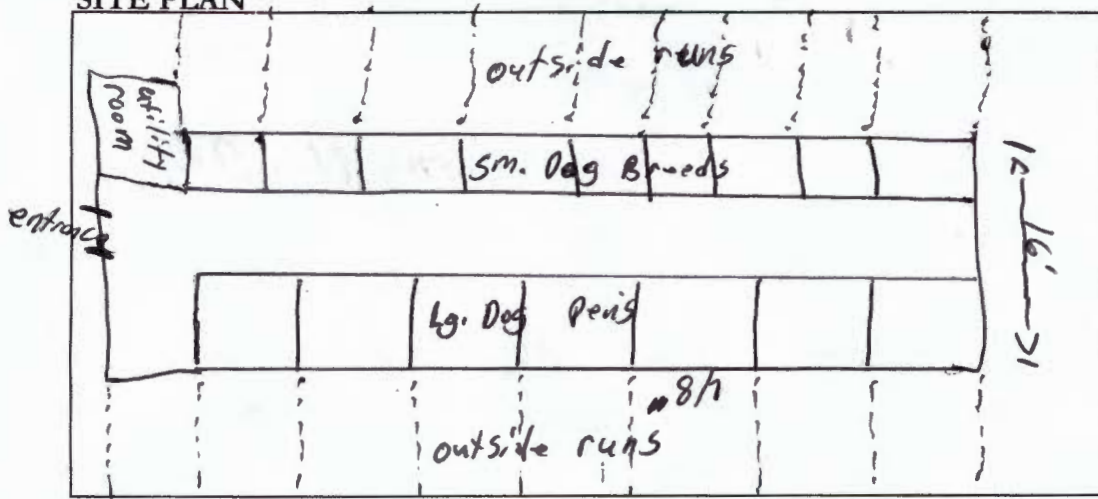
- Will the shelter be attached.

This Kennel would be one building with multiple pens.

- Will there be any signs needed for the project/business? If so, what size/type will the sign(s) be? Location of sign(s)?

No

SITE PLAN







## Affidavit of Notice to Interested Parties of Public Hearing Before the Fulton County Board of Zoning Appeals

I, do hereby certify that notice to interested parties of the public hearing before the Fulton County Board of Zoning Appeals, to consider the application of:

Mervin Ramer  
#531-1018

**Requesting:** A Special Exception for a kennel on property located, within the Agricultural (AG) District.

**Located at:**  
880 W 700 N, Argos, IN

### Interested Parties Associated with the Property

Duane L & Donna R Riddle	711 W St Rd 110, Argos, IN 46501
Gary Dee & Marlene A Nellans Revocable Living Trust	3439 Ridgewood Pat, The Villages, FL 32163
Lola F Riddle Family Trust Agreement	1240 Bittersweet Lane, Rochester, IN 46975
Cheryl L Bright Revocable Trust	2127 W SR 110, Rochester, IN 46975
Richard L Ranstead Personal Trust-1/2	382 W 700 N, Argos, IN 46501
Global Signal Acquisitions LLC	PMB 353, MC Murray, PA 15317
Aaron & Lois Ramer	6120 N Old US 31, Rochester, IN 46975
Dale H & Lanetta F Overmyer	6410 N 150 W Rochester, IN 46975
Carl & Raenae L Overmyer	5262 W 475 N Rochester, IN 46975
Randall L & Beth A Burkett	1150 W 650 N Rochester, IN 46975
Luke K & Ellen Z Oberholtzer	7629 N 150 W Rochester, IN 46975

And that said notices were sent by certified mail on or before the 17<sup>th</sup> day of October 2018 being at least twenty five (25) days prior to the date of the Public Hearing, and/or

The interested party's signatures were obtained and written on a form supplied by the Plan Commission on or before the 4<sup>th</sup> day of November 2018, being at least ten (10) days prior to the date of the Public Hearing.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
<APPLICANT>

### NOTARY:

State of Indiana)  
County of Fulton) SS:  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Signed Printed Name

Residing in \_\_\_\_\_ County My Commission expires \_\_\_\_\_



Cavalier King Charles Spaniel



Chihuahua



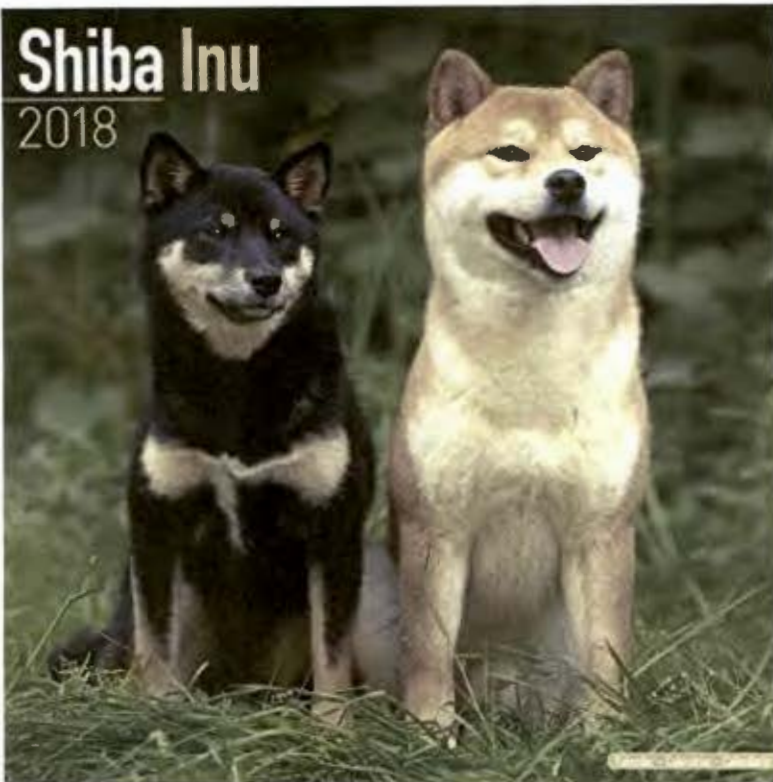


Pembroke Welsh Corgi



Akita





Boxer



Labrador



Siberian Huskies ©Sarah Hubbach



Stacy Mason ©AKC



Labyrinth (University) ©AKC



Stacy Mason ©AKC

## Dogs come in all shapes and sizes So do dog facilities

Responsible dog breeders utilize a variety of creative indoor and outdoor solutions to provide safe housing and exercise areas for their puppies, adult and senior dogs.



Stacy Mason ©AKC



Stacy Mason ©AKC



American Staffordshire Terriers ©AKC



Golden Retrievers ©Kathleen Aluland



Stacy Mason ©AKC



Shiba Inus ©AKC

The American Kennel Club is dedicated to upholding the integrity of its registry, promoting the sport of purebred dogs and breeding for type and function. Founded in 1884, the AKC and its affiliated organizations advocate for the purebred dog as a family companion, advance canine health and well-being, work to protect the rights of all dog owners and promote responsible dog ownership.

AKC Government Relations • 8051 Arco Corporate Drive • Raleigh, NC 27617 • [doglaw@akc.org](mailto:doglaw@akc.org) • [www.akc.org/governmentrelations](http://www.akc.org/governmentrelations)



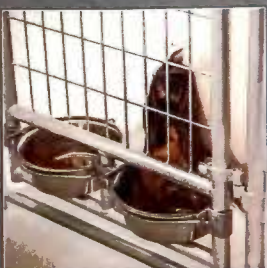
AMERICAN  
KENNEL CLUB®



# COMMERCIAL KENNELS for dogs



*Dog Approved Housing*



**Docket #532-1018**  
**Crystal Bradley**  
**Development Standard Variance**

Ms. Bradley (#532-1018) is requesting Development Standard Variance of 4' off of the east side yard, for the purpose of a new home with an attached garage and deck, on property located at 2655 SE Lakeshore Dr., Macy, within the Lake Residential (R3) District.

In the R3 district the side yard setbacks for a primary structure is 8'. Ms. Bradley's lot is only 40' wide and she would like to place a 28' X 60' home, with a 28' X 24' garage and 28' x 8' deck on her property. The home would sit 8' off of the west side and 4' off of the east side yard. Therefore, a variance of 4' off of the east side yard is being requested.

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The request is for Development Standard Variance of 4' off of the east side yard, for the purpose of a new home with an attached garage and deck, on property located at 2655 SE Lakeshore Dr., Macy, within the Lake Residential (R3) 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?

R3 - side yard 8' primary

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

4' off east side

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

new home, garage, deck

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

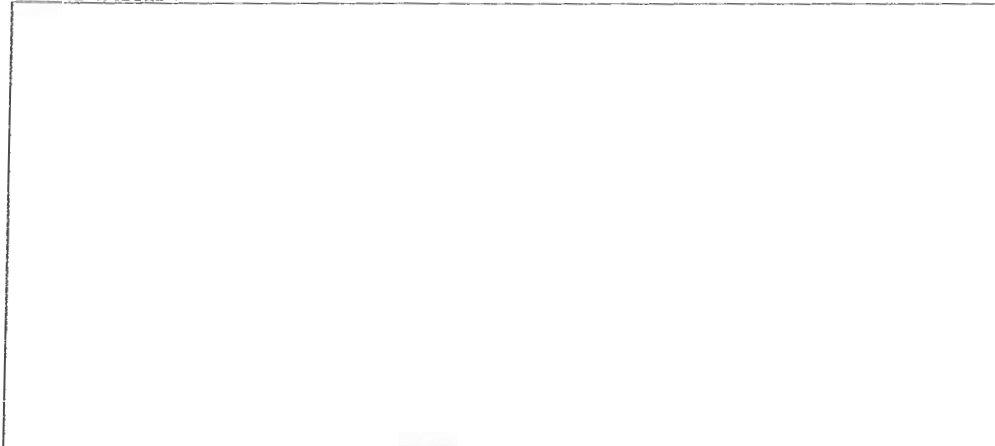
28' x 60' house

28' x 24' garage 8' deck

- 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,

Crystal Bradley  
#BZA 532-1018


Located at: 2655 SE Lakeshore Drive, Macy, 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
Robert A III & Nedra J Hurley	2661 SE Lakeshore Dr Macy, IN 46951	Green Card
✓ Kenneth J & Sandra E Janowski	1304 W Lakeview Drive Peru, IN 46970	Green Card
Michael J & Kathy Fessenden	2685 SE Lakeshore Dr Macy, IN 46951	Michael J Fessenden

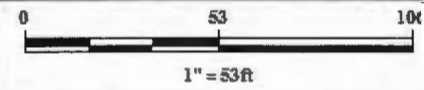
<p><b>SENDER: COMPLETE THIS SECTION</b></p> <p>Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>Article Addressed to:</p> <p><i>Pete Hurley</i> <i>788 Grandj Flora Dr.</i> <i>Greenwood, IN 46143</i></p>  <p>9590 9402 4224 8121 7348 08</p> <p>Article Number (Transfer from service label)</p> <p><b>7017 1070 0000 7091</b></p>	<p><b>SENDER: COMPLETE THIS SECTION</b></p> <p>■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p><i>Kenneth J &amp; Sandra E Janowski</i> <i>1304 Lakeview Dr</i> <i>Peru IN 46970</i></p>  <p>9590 9402 4224 8121 7302 82</p> <p>2. Article Number (Transfer from service label)</p> <p><b>7017 1070 0000 7091 2963</b></p>	<p><b>COMPLETE THIS SECTION ON DELIVERY</b></p> <p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <b>10-20-18</b></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type  <input type="checkbox"/> Adult Signature  <input type="checkbox"/> Adult Signature Restricted Delivery  <input type="checkbox"/> Certified Mail®  <input type="checkbox"/> Certified Mail Restricted Delivery  <input type="checkbox"/> Collect on Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery  <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Restricted Delivery         </p>
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- Parcels
- County Boundary
- City/Town Boundary

- Addresses
- Permits - Primary
- Permits - Accessory
- Bldg Permits

- Parcels
- Dimensions
- Lots
- Roads
- Highways





DATE	OWNER	ADDRESS	VIOLATION	DEADLINE	FINE(S)	NOTES
01/18/18	Suemagi	2880 Bachelor	vehicles and debris	8/30/18	\$2,000	Attorney 09-05-18
02/28/18	Trott	3451 Strawberry Lane	semi trailer	10/1/18		extension
03/22/18	Emery	2857 Susnet	trash and debris		\$2,000	Attorney
03/28/18	Henry	9050 W 100 N	trash and debris	10/31/18	\$50	
06/05/18	Cavallaro-Cuthburt	1617 W 500 S	mobile home, vehicles, racetrack	10/15/18	\$50	
09/06/18	McGrew	7448 Liberty Ave	bar/nightclub	10/23/18	\$50	Applied for special exception
09/04/18	Winan	N 2810 Barrett	semi trailer	10/4/18		
10/08/18	Gardner	6777 Main	scrap, vehicles	10/23/18		
10/08/18	Scott	4925 N SR 25	vehicles	10/23/18		
10/09/18	Stephen	905 E SR 114	semi trailer	10/24/18		
10/09/18	Cauley	6187 Cedar Lane	trash, vehicles, animals	10/24/18		
10/09/18	Cox/Stevens	3902 S 1600 E	trash and debris	10/24/18		
11/02/18	Randall	116 E Rochester	lighting	11/17/18		
			<b>BUILDING LETTERS</b>			
10/08/18	Creekmur	6795 Main St, Tiosa	mobile needs removed			
10/08/18	First Financial Bank	729 Main Street	pillars needs repaired			
7/30/2018	Hayes	1017 Madison	garage needs removed			
08/09/18	Strawberry Lane Trust	3534 Strawberry Lane	needs repaired or removed			
08/09/18	Hoffman	5640 W 950 S	needs repaired			
	Lafree	6007 N Lakeshore	needs repaired			Commissioners gave an extension
	Pan	2861 Sunset Drive	needs removed or repaired			
	Baker	3996 S Old US 31	needs removed or repaired			
	Livingston	3953 S Old US 31	needs removed or repaired			
	Blacketor	909 Park St				
			<b>Councils/Commissioners</b>			
11/13/17	Snelling	7199 N 475 E	burnt out home			affirmed demolition 05/07/18
08/17/17	Davis	6343 N Sunset	impaired structure			affirmed demolition 05/07/18
02/28/18	Hardacre	6373 N Sunset	burnt out home			affirmed demolition 05/07/18
08/09/18	Nissen	730 Indiana Ave	needs removed			
08/15/18	Nilson	1430 Monroe	needs repaired			
			<b>Court Action</b>			
04/11/17	Garnes	10139 W 600 N	illegal trailer/trash		\$2,000	Court Action
08/17/17	Gehrich	1115 Main	permits revoked		\$2,000	Court Action
09/01/18	Suemagi	2880 Blacketor	fine and clean up		\$2,000	Court Action

LAST UPDATED

11/5/2018



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

<b>Permits issued in September</b>		<b>YTD</b>
Non-Commercial	28	266
Commercial	1	19
Sign	2	20
Building	32	222
Temporary Use	0	0
Electrical	5	62
Electrical License	1	31
Plumbing License		7
<b>Applications Submitted in September</b>		<b>YTD</b>
Special Exeptions	2	13
Administrative Appeals	0	0
Development Standard Variance	4	42
Rezone	0	0
PC	2	4
<b>Fees Collected in September</b>		<b>YTD</b>
Permits	761.06	9,725.33
Applications	510.00	3,330.00
Copies	0.40	10.50
Fines	170.00	4,965.55
City Building Permits	1,226.65	9,738.80
County Building Permits	950.00	5,105.00
Electrical License	10.00	300.00
Plumbing License	25.00	155.00
<b>TOTAL:</b>	<b>3,653.11</b>	<b>33,330.18</b>

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

FULTON COUNTY OFFICE BUILDING  
COMMISSIONERS/COUNCIL ROOM  
WEDNESDAY, DECEMBER 12, 2018  
7:00 P.M.

---

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

NOVEMBER 14, 2018

**OLD BUSINESS:**

**NEW BUSINESS:**

Rick Kanouse (#533-1018)  
David & Dawn Best (#535-1018)

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

**FULTON COUNTY BOARD OF ZONING APPEALS**

**November 14, 2018**

**FULTON COUNTY  
BOARD OF ZONING APPEALS**

**WEDNESDAY, NOVEMBER 14, 2018**

**7:00 P.M.**

**COMMISSIONERS/COUNCIL ROOM**

**CALL TO ORDER**

**BOARD OF ZONING APPEALS MINUTES FOR:**

**October 10, 2018**

**OLD BUSINESS:**

**Lora Johnson (#132-0710)**

**NEW BUSINESS:**

**Mervin Ramer (#531-1018)**

**Crystal Bradley (#532-1018)**

**PLAN DIRECTOR REPORT**

**PUBLIC COMMENTS**

**BOARD COMMENTS**

**ADJOURNMENT**

## FULTON COUNTY BOARD OF ZONING APPEALS

November 14, 2018

The Fulton County Board of Zoning Appeals met on Wednesday the 14<sup>th</sup> day of November 2018, 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: Eric Straeter, Debbie Barts, Don Lacluyse and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles, Board Attorney, Greg Heller and Administrative Secretary, Heather Redinger.

It is duly noted Scott Hizer was absent.

IN RE: MINUTES

October 10, 2018

Chairperson, Dan Walsh, asked for any additions, deletions or corrections to be made to the October 10, 2018 minutes. Eric Strater stated the minutes need to state Board Attorney, Greg Heller was present. Eric Strater moved to approve the October 10, 2018 Fulton County Board of Zoning Appeals minutes with the change. Debbie Barts seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Eric Straeter, and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Lora Johnson (#132-0710)  
Renewal

Ms. Johnson(#132-0710) is requesting a renewal to the Special Exception granted on September 8<sup>th</sup>, 2010 for a temporary hardship/second dwelling unit on property, located at 6346 N 100 W, within the Agricultural (AG) District, approximately 3 acres. Ms. Johnson parents own the property and the temporary dwelling unit will be utilized by Ms. Johnson and her family.

The Special Exception was granted with the following conditions:

- 1.) Ms. Johnson is required to meet the regulations stipulated by the Fulton County Zoning Ordinance, the Fulton County Building Code, and the Fulton County Health Department, prior to the placement of the temporary home; and
- 2.) The temporary home is never used as a rental unit; and
- 3.) The temporary home be used as a dwelling for no one except Ms. Johnson and her family; and
- 4.) The temporary home is either removed or a renewal requested, no later than two years from the date of the public hearing.

Dan Walsh asked for any Board comments or questions. Being none, he entertained a motion. Debbie Barts moved to approve Ms. Johnson(#132-0710) is requesting a renewal to the Special Exception granted on September 8<sup>th</sup>, 2010 for a temporary hardship/second dwelling unit on property, located at 6346 N 100 W, within the Agricultural (AG) District, approximately 3 acres, with the original conditons. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Eric Straeter, and Dan Walsh being in favor and no one opposing.

IN RE: NEW BUSINESS

Mervin Ramer (#531-1018)  
Special Exception

Mervin Ramer (#531-1018) is requesting a Special Exception to operate a kennel, on property located at 880 W 700 N Rochester, within the Agricultural (AG) District, 100 acres.



## FULTON COUNTY BOARD OF ZONING APPEALS

November 14, 2018

Mr. Ramer would like to construct a new pole building to operate a kennel. There would be multiple pens for large and small dogs. The kennel would be 16' x 48', have a 48" tall fence for the small breeds and 60" for the large breeds. Mr. Imhoff stated he would have no more than 20 dogs, the breeds would be cavalier spaniel, chihuahua, welsh corgi, labrador, akita, shiba inu, and boxers. The hours would be 9am- 5pm, for the most part the puppies would be delivered to the buyer.

Mr. Ramer stated the kennel would not be close to any neighboring homes and would be USDA inspected.

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

He did not at this time.

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

Cheryl Bright stated she owns a field adjoining Mr. Ramer, she asked if it would be 20 adult dogs to be bred or does that number include puppies.

Mr. Ramer stated it would be adult dogs.

Debbie Barts asked if anyone follows up with the dogs conditions.

Mr. Ramer stated the kennel would be USDA inspected, as well as, ICAW, which is Indiana Council for Animal Welfare.

Debbie asked how often do they inspect.

Mr. Ramer stated he is unsure.

Eric Straeter asked how do they know where and when a kennel is established.

Mr. Ramer stated USDA requires permits to sell puppies wholesale and if you have 4 or more adult dogs.

Cheryl Bright asked the USDA requires rabies shots.

Mr. Ramer stated State and Federal Laws require puppies to be up to date on all shots.

Eric Straeter stated he has no issues with the breeds and location, he feels there needs to be a condition on the number of dogs.

## FULTON COUNTY BOARD OF ZONING APPEALS

November 14, 2018

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

Dan Walsh then asked for any Board comments.

Eric stated, if approved, he feels a condition of no more than 20 adult dogs should be added.

The Board agreed.

Being no further Board comments or questions Dan Walsh entertained a motion. Eric Straeter moved to approve Mervin Ramer (#531-1018) is requesting a Special Exception to operate a kennel, on property located at 880 W 700 N Rochester, within the Agricultural (AG) District, 100 acres., with the condition of no more than 20 adult dogs. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mervin Ramer (#531-1018) is requesting a Special Exception to operate a kennel, on property located at 880 W 700 N Rochester, within the Agricultural (AG) District, 100 acres, with the condition of no more than 20 adult dogs. Passed with four votes being in favor and no one opposed.

IN RE: NEW BUSINESS

Crystal Bradley (#532-1018)

Development Standard Variance

Mrs. Bradley (#532-1018) is requesting Development Standard Variance of 4' off of the east side yard, for the purpose of a new home with an attached garage and deck, on property located at 2655 SE Lakeshore Dr., Macy, within the Lake Residential (R3) District.

In the R3 district the side yard setbacks for a primary structure is 8'. Ms. Bradley's lot is only 40' wide and she would like to place a 28' X 60' home, with a 28' X 24' garage and 28' x 8' deck on her property. The home would sit 8' off of the west side and 4' off of the east side yard. Therefore, a variance of 4' off of the east side yard is being requested.

Dan Walsh asked Mrs. Bradley if she had anything further to add.

She did not at this time.

## FULTON COUNTY BOARD OF ZONING APPEALS

November 14, 2018

Dan Walsh asked for any Board comments. Being none, he then entertained a motion to open the public hearing. Debbie Barts moved to open public hearing. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Eric Straeter, and Dan Walsh being in favor and no one opposing. Dan Walsh asked if anyone would like to speak in favor or oppose the petition. Being no one to speak in favor or opposed the petition he entertained a motion to close public hearing. Debbie Barts moved to close the public hearing. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Eric Straeter, and Dan Walsh being in favor and no one opposing.

Dan Walsh then asked for any Board comments, being none he then entertained a motion. Eric Straeter moved to approve Mrs. Bradley (#532-1018) is requesting Development Standard Variance of 4' off of the east side yard, for the purpose of a new home with an attached garage and deck, on property located at 2655 SE Lakeshore Dr., Macy, within the Lake Residential (R3) District. Debbie Barts seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

Eric Straeter	Yea
Debbie Barts	Yea
Don Lacluyse	Yea
Dan Walsh	Yea

Motion to approve, Mrs. Bradley (#532-1018) is requesting Development Standard Variance of 4' off of the east side yard, for the purpose of a new home with an attached garage and deck, on property located at 2655 SE Lakeshore Dr., 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 November 14, 2018 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the November 14, 2018 Fulton County Board of Zoning Appeals meeting at 7:45 P.M. Eric Straeter seconded the motion. Motion carried as follows: Debbie Barts, Don Lacluyse, Eric Straeter, and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEAL

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ATTEST: \_\_\_\_\_  
Heather Redinger, Administrative Secretary



**Docket #533-1018**  
**Rick Kanouse**  
**Development Standard Variance**

Mr. Kanouse (#533-1018) is requesting Development Standard Variance off of the fence codes, for the purpose of a 6' privacy fence, with the non-structural side facing in, on property located at 947 Fortna Dr, Rochester, within the Suburban Residential (SR) District.

In the SR district the privacy fence code requires the non-structural side to face out. Mr. Kanouse has erected a 6' privacy fence, with the non-structural side facing in. He is requesting a variance to allow the fence to remain, as is.

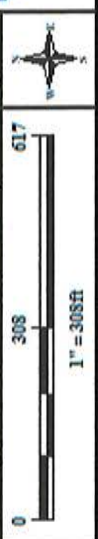
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The request is for Development Standard off of the fence codes, for the purpose of a 6' privacy fence, with the non-structural side facing in, on property located at 947 Fortna Dr, Rochester, within the Suburban Residential (SR) District.



- Parcels
- City Town Boundary
- New Buildings

- Addresses
- Parcels
- Parcel History
- Highways
- Roads
- Tippecanoe River
- New Buildings



*947 extra*





Fulton County Area Plan Commission  
125 East 9<sup>th</sup> Street – Suite 012  
Rochester, IN 46975  
Phone (574)-223-7667~ Fax (574)-223-3652

No. V 1018-96

*Illegal Structure*

**VIOLATION CITATION**

		DATE:		10/09/2018	
NAME	Rick Kanouse & Brandy Mcgee				
ADDRESS	947 Fortna Drive	CITY, ST	Rochester, IN	ZIP	46975
LOCATION OF OFFENSE:	947 Fortna Drive			District	SR

You are in violation of the Fulton County Ordinance.

**VIOLATION**

- ☐ Failure to obtain a Location Improvement Permit/Building Permit
  - ☐ Illegal Primary Structure
  - ☐ Illegal Accessory Structure, pole barn, shed, lean-to, swimming pools, fences, etc.
  - ☐ Illegal addition to Primary/Accessory Building
- ☐ Structure Fails to Meet Regulated Setbacks,
- ☐ Failure to Request Proper Inspections
- ☐ Location Improvement Permit/Building Permit Revoked
  - ☐ Check Returned for Insufficient Funds
  - ☐ Failure to Resolve a Septic/Sanitation Violation
  - ☐ Failure to Resolve Noncompliant activity
- ☐ Illegal storage & parking of trailers, boats, inoperable/unlicensed, &/or commercial vehicles
- ☐ Debris/Refuse/Trash Evident on Property
- ☐ Failure to obtain Sign Permit
- ☐ Failure to obtain Temporary Sign Permit
- ☐ Temporary/Permanent Sign Permit expired on \_\_\_\_\_
- ☐ Sign does not meet right-of-way setback
- ☐ Prohibited Sign
- ☒ OTHER: fence is not in compliance

*Malanial  
Variance*

**ADDITIONAL COMMENTS:**

It has come to my attention you have erected a privacy fence on your property, that does not meet current requirements. The non-structural side of the fence must face out. You are in violation of the Fulton County Ordinance. You will have fifteen (15) days to have the fence in compliance or fines will begin to accrue.

Warning ☒

Violation Fine ☐

Stop work order ☐ \$500 a day fine

If you wish to appeal this decision, you must submit a written statement, as well as, an \$80 application fee to the Plan Commission Office on or before October 21, 2018

Fines will accrue after October 24, 2018 if property is not in compliance.

All current and outstanding fines to be paid to Fulton County Treasurer's Office By:\_\_\_

Enforcement Agent's Signature: \_\_\_\_\_

*Casi Cowles*



Original Parcel Information

County 25

Area 07

Section 07

Block 476

Parcel 002

Split 000

*hence-?  
info later  
please*

Parcel Information (Low Associates)

County Area Section Block Parcel Split Tax ID

25 07 07 476 002 000 008

Map Key 009-052P0-476-002-00

Parcel Number 009-111003-50

Owner Information

Name Kanouse Rick A & Mcgee Brandy

Address 947 W Fortna Dr

City State Zip Rochester IN 46975

Property Information

Address 947 Fortna Dr

City State Zip Rochester IN 46975

Legal Description  
pvContractBuyer  
Lot 14 Fortna 3rd Add  
(aka Unplated Lot 9 .406a)

Acreage 0







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

Rick Kanouse  
#BZA 533-1018

***Legal Notification Requires:***

- 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.

[illegible]

**Docket #535-1018  
David & Dawn Best  
Special Exception  
1 Action**

Mr. & Mrs. Best (#535-1018) are requesting a Special Exception for detached additional living space, on property located at 840 S 500 E, Rochester, within the Agricultural (AG) District.

Mr. & Mrs. Best would like to place a small site built home or a mobile home on their property, for David's mother. The proposed home would meet all required setbacks. They are currently working with the Fulton County Health Department for septic approval.

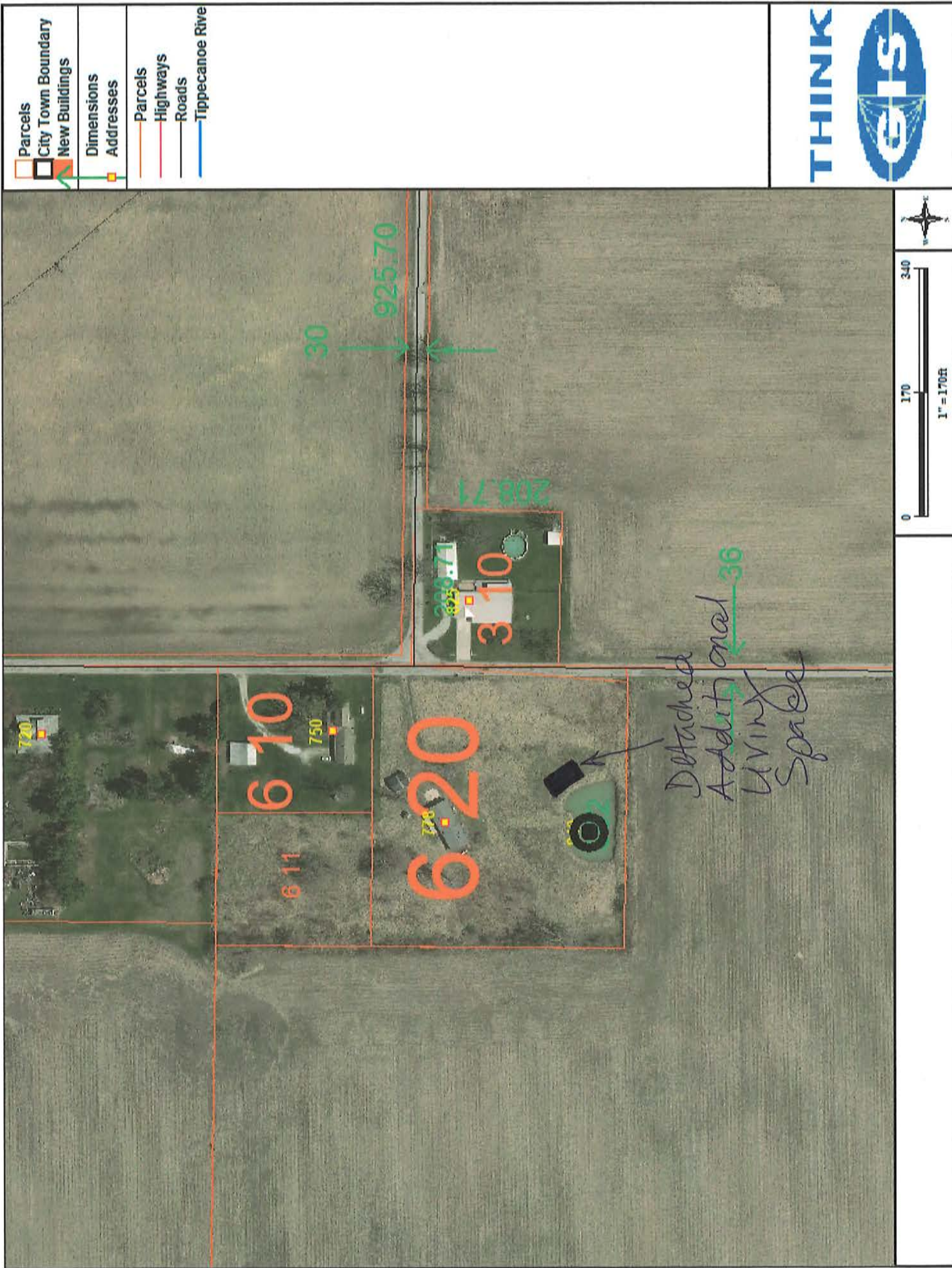
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The request is for a Special Exception for detached additional living space, on property located at 840 S 500 E, Rochester, within the Agricultural (AG) District.









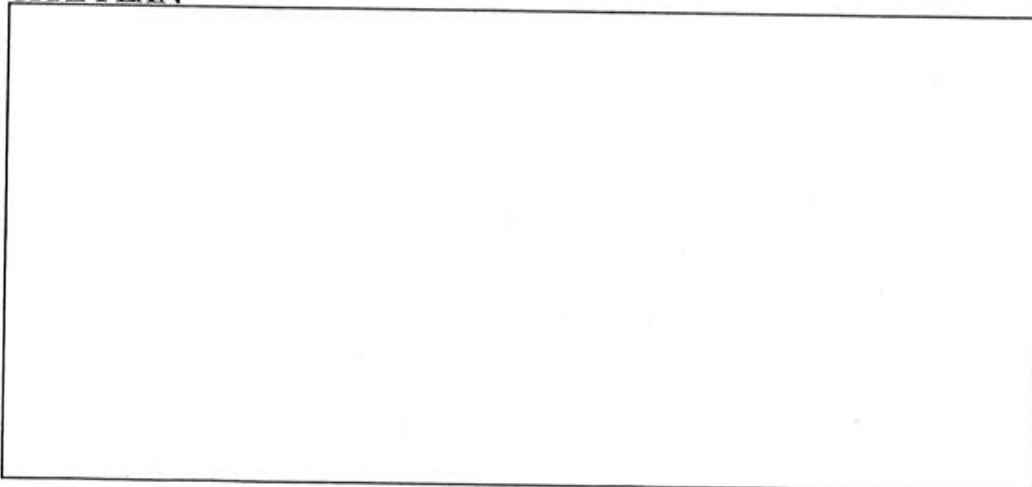




SPECIAL EXCEPTION QUESTIONNAIRE FOR ~~HARDSHIP DWELLINGS~~ OR  
DETACHED ADDITIONAL LIVING SPACE

- What district will the dwelling be placed within and address of location (if different from owners)?  
AG 840 S 500 E
- Who is the ~~Hardship Dwelling~~ or detached additional living space for and why?  
Gloria Lemke - (David's mother)
- What type of home will the ~~Hardship Dwelling~~ or detached additional living space be and what size?  
Unsure at this time \*  
will build on mobile home
- Have they received Health Department approval for septic & well?  
Working with them
- How far will the ~~Hardship Dwelling~~ or detached additional living space be from each property line and road(s)?  
30' S line  
> 48' from ROW

SITE PLAN





I have concerns about the house or trailer they are asking to put on these properties.

① Is it going to be over 900 square feet living space.

② Is it going to be a new trailer or stick built.

③ Is it going to have its own septic and sewer system.

④ Is the property going to be further than 50 feet from the roadway.

⑤ They have a lot of junk laying around now will it get worse when or if this is approved.

⑥ Also concerned about the value of my home going down.

Very much concerned  
Don and Kathy  
Moore

**FILED**

DEC 3 - 2018

Fulton County  
Plan Commission



SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ronald E & Kathy A Moore

825 S 500 E

Rochester, IN 46975

9590 9402 3806 8032 1165 89

Article Number (Transfer from service label)

7018 1130 0000 4507 4351

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kathy Moore

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

(over \$500)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

George Wayne IV or Johnie D Krom

1086 N 525 E

Rochester, IN 46975

9590 9402 3806 8032 1165 96

Article Number (Transfer from service label)

7018 1130 0000 4507 4368

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Barts & Showley Farms LLC

3200 S 500 E

Rochester, IN 46975

9590 9402 3806 8032 1165 72

Article Number (Transfer from service label)

7018 1130 0000 4507 4382

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ryan & Sarah E Fawley

778 S 500 E

Rochester, IN 46975

9590 9402 3806 8032 1166 02

Article Number (Transfer from service label)

7018 1130 0000 4507 4375

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Priority Mail Express®

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery