

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

FULTON COUNTY OFFICE BUILDING
COMMISSIONERS/COUNCIL ROOM
WEDNESDAY, NOVEMBER 13, 2019
7:00 P.M.

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:

October 9, 2019

OLD BUSINESS:

Teresa Vanmeter (#144-0407)
Randy & Ruth Grimm (#153-0707)

NEW BUSINESS:

Justin Field (#577-0919)
Ruth Grimm (#578-1019)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
October 9, 2019

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WEDNESDAY, OCTOBER 9, 2019

7:00 P.M.

COMMISSIONERS/COUNCIL ROOM

CALL TO ORDER

BOARD OF ZONING APPEALS MINUTES FOR:
September 11, 2019

OLD BUSINESS:

Clayton Howes (#13-0401)

Mark Kneller (#89-0819)

Edward Strack (#108-0110)

Anthony Jacobson (#482-1117)

NEW BUSINESS:

Winegardner Auction (#576-0819)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

FULTON COUNTY BOARD OF ZONING APPEALS
October 9, 2019

The Fulton County Board of Zoning Appeals met on Wednesday the 9th day of October 2019, at 7:00 P.M. in the Commissioners/Council Room located in the Fulton County Office Building. Chairperson, Dan Walsh, called the meeting to order at 7:00 P.M. The following members were present: Eric Straeter, Barry Baldwin, Debbie Barts and Dan Walsh. Also in attendance were: Executive Director, Casi Cowles; Board Attorney, Andy Perkins and Administrative Secretary, Heather Redinger

It is duly noted Scott Hizer, was absent.

IN RE: MINUTES

September 11, 2019

Dan Walsh, asked for any additions, deletions or corrections to be made to the September 11, 2019 minutes. Debbie Barts moved to approve the September 11, 2019 Fulton County Board of Zoning Appeals minutes as written. Eric Straeter seconded the motion. Motion carried as follows: Eric Straeter, Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

IN RE: OLD BUSINESS

Clayton Howes (#13-0401)

Mark Kneller (#89-0809)

Clayton Howes is requesting a renewal of his special exception, granted on May 9th, 2001 for a temporary second dwelling unit on his property located in the Ag District, 12518 E 300 S, Akron, IN 46910.

Mr. Howes petition was granted with the following conditions:

- 1) Mr. Howes is required to obtain a Location Improvement Permit and a Building Permit for the placement of the mobile home; and
- 2) the mobile home is never used as a rental unit; and
- 3) the mobile home be utilized as a dwelling for no one except Mrs. Hazel Howes; and
- 4) the mobile home is removed after Mrs. Hazel Howes no longer utilizes it as a dwelling
- 5) renewed every two years.

Mr. Howes stated there has been no changes.

Mark Kneller is requesting a renewal of the special exception granted for a temporary second dwelling their property located at 959 N 1000 E, Akron, within the Ag District on October 14, 2009. The temporary dwelling is a singlewide mobile home to be utilized by Mr. Calvin Kneller and his immediate family.

Mr. Kneller was granted the request upon these conditions:

- 1) Mark Kneller 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 Calvin Kneller and his

FULTON COUNTY BOARD OF ZONING APPEALS
October 9, 2019

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

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

Debbie Barts moved to approve Winegardner Auctions, Inc. (#576-0819) is requesting a Special Exception to operate an Auction House, on property located at 3171 E 400 N, Rochester, within the Agricultural (AG) District. Eric Straeter seconded the motion.

Administrative Secretary, Heather Redinger conducted roll call vote.

| | |
|---------------|-----|
| Eric Straeter | Yea |
| Barry Baldwin | Yea |
| Debbie Barts | Yea |
| Dan Walsh | Yea |

Motion to approve Winegardner Auctions, Inc. (#576-0819) is requesting a Special Exception to operate an Auction House, on property located at 3171 E 400 N, 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 October 9, 2019 Fulton County Board of Zoning Appeals meeting. Debbie Barts moved to adjourn the October 9, 2019 Fulton County Board of Zoning Appeals meeting at 7:45 P.M. Eric Straeter seconded the motion. Motion carried as follows: Eric Straeter, Barry Baldwin, Debbie Barts and Dan Walsh being in favor and no one opposing.

FULTON COUNTY BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

Docket #144-0407
Teresa Van Meter
Special Exception
Temporary Second Dwelling

Teresa Van Meter are requesting a renewal of the special exception they were granted for a temporary second dwelling unit on their property located in the Ag District, 5761 N 675 W, Rochester, IN on May 9th 2007. The temporary dwelling unit (14 x 70 mobile home) was to be utilized by Ed and Joan Thomas (Mrs. Van Meter's parent's). Mr. & Mrs. Thomas occupy the temporary dwelling. This tract of land totals 3.5 acres

Teresa Van Meter were granted their request upon these conditions:

- 1) Teresa Van Meter are 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 Ed & Joan Thomas; and
- 4) the temporary home is either removed or a renewal requested every two years .

Teresa Van Meter has informed the office Ed & Joan Thomas are no longer utilizing the mobile home. She is requesting that her brother and his family be able to utilize the home.

Mrs. Cowles discussed with Mrs. VanMeter her options regarding this petition. She has elected to request that the person associated with the original petition approval be changed and continue with the renewal requests, if granted. Her other two options available regarding this home if the change of person is not granted, have been discuss with Mrs. Grimm and are as follows:

1. Split the mobile home from the existing parcel. This would require a variance due to the fact there is only approximately 375' of existing lot width. The Zone Ordinance requires each new tract of land to have at least 200' in width in the AG District. If the variance is approved, Mrs. VanMeter would then obtain a survey and have a deed with the new legal description created. Once the deed was recorded, the mobile home would be on a legal tract of land and no longer subject to the special exception or required renewals.
2. Request a special exception for a detached additional living space. If granted, the mobile home would become a permitted use on the property and would no longer be subject to renewal requirements.

Docket #153-0707
Randy & Ruth Grimm
Special Exception
Renewal

Randy & Ruth Grimm are requesting a renewal of the special exception granted for a temporary second dwelling their property located at 1098 W 500 N, within the Ag District on July 11th, 2007. The temporary second dwelling was to be utilized by John & Donna Grimm.

Randy & Ruth Grimm were granted their request upon these conditions:

- 1) Randy & Ruth Grimm are 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 John & Donna Grimm; and
- 4) the temporary home is removed after John & Donna Grimm no longer utilizes it as a dwelling; and
- 5) the temporary home is either removed or a renewal requested every two years .

The Plan Commission has not been informed of any changes. It is the Plan Directors recommendation to approve the renewal with original conditions.





Docket #577-0919
Justin Field
Development Standard Variance

Mr. Field (#577-0919) is requesting Development Standard Variance of 20' off of the front yard setback, for the purpose of a barn addition, on property located at 1763 S 1200 W, Kewanna, IN within the Agricultural (AG) District.

In the AG district the front yard setback is 50' off of the road right of way. Mr. Field would like to put an addition on all sides of his existing barn. The addition would sit approximately 30' off of the right of way. Therefore a variance of 20' off of the front yard setback is being requested.

Please see drawing for addition dimensions.

The request is for a Development Standard Variance of 20' off of the front yard setback, for the purpose of a barn addition, on property located at 1763 S 1200 W, Kewanna, IN within the Agricultural (AG) District.



25-05-19-300-001.010-014 10/01/2015

- CREATION of COLD Equipment STORAGE (Unfinished)
- ADDITIONAL SUPPORT for PRIME EXISTING STRUCTURE
AGAINST WEST windshear forces
- ADDITION of west WARD facing PORCH
TO ADD A low PRESSURE AREA to help
with Redirecting WIND OVER TOP ; AROUND SIDES,
ALSO ADDING to Complete VISUAL Symmetry.



- Parcels
- City Town Boundary
- Addresses
- ▲ Permits - Accessory
- Parcels
- Highways
- Roads
- Tippecanoe River
- Grid

356.4 ft
0.0675 mi

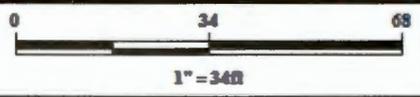
450'

70'

121'

241'

1763



Id Ftr Id Area Zm Box Zm Out Home Prev Send Print Help Layers Index Clear

Parcel Tools Tools

25-05-19-300-001.010-014

General
Bills
Payments
Deductions
Assessments

Owner and General Parcel Information

| | |
|---------------------|------------------------------------|
| Property Card | Show Property Card |
| Images | Show Images(4) |
| Sketches | Show Sketches(1) |
| Owner Name | Field Justin T & Candace M |
| State Parcel Number | 25-05-19-300-001.010-014 |
| Property Key | 015-118003-00 |
| Map Number | 0151800300 |
| Legal Description | Mid Pt W Line Sw 19-30-1 2.06a |
| Acreage | 2.0600 |
| Instrument Number | |
| Book Number | 030 |
| Page Number | 4641 |
| Location Address | 1763 S 1200 W KEWANNA, IN 46939 |
| Owner Address | 1763 S 1200 W Kewanna, IN 46939 |

Prev Next Clear Close

Docket #578-1019
Ruth Grimm
Development Standard Variance

Mrs. Grimm (#578-1019) is requesting Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District.

Storage pods/Cargo containers are not allowed to be used for storage. Mrs. Grimm has a temporary second dwelling on her property, utilized by her father. He has placed a storage pod/cargo container on the property he is currently using for storage. Therefore a variance off of the 5-2.4 parking standards is being requested.

She has stated once her father no longer uses the storage pod she would remove it.

The request is for a Development Standard Variance off of the 5-2.4 parking standards, for the purpose of a storage pod/cargo container, on property located at 1098 W 500 N, Rochester, IN within the Agricultural (AG) District.

10-7-2019

I am submitting This letter to appeal the decision about The Pod on my property. My FATHER-IN-LAW is 84 years old and is using the Pod as a garage for his golf cart. There is NO where else for him to store it. He purchased the pod just for that purpose. I never KNEW there WAS an ordinance against HAVING them. His home is a Temporary residence on our property, hopefully he will be allowed To continue using the pod for his golf CART. This is his only real ENJOYMENT, his golf CART, I hope you CAN please Allow this for him.

Ruth GRIMM
1098 W 500N
Rochester, IN 46975



- Parcels
- City Town Boundary
- New Buildings

- Addresses
- Permits - Primary
- Bldg Permits

- Parcels
- Highways
- Roads
- Tippecanoe River



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

| Permits issued in October | Current | Prior | YTD |
|--|-------------------|--------------------|--------------------|
| Non-Commercial | 38 | 224 | 262 |
| Commercial | 6 | 24 | 30 |
| Sign | 2 | 11 | 13 |
| Building | 38 | 186 | 224 |
| Electrical | 8 | 53 | 61 |
| | | | |
| Applications Submitted in October | | | YTD |
| Special Exeptions | 0 | 11 | 11 |
| Administrative Appeals | 0 | 0 | 0 |
| Development Standard Variance | 1 | 29 | 30 |
| PC- Rezone/Plats/Sub-Div | 0 | 3 | 3 |
| | | | |
| Fees Collected in October | | | YTD |
| Permits, Applications, Copies | \$3,311.18 | \$22,438.07 | \$25,749.25 |
| Fines | \$20.00 | \$1,147.00 | \$1,167.00 |
| City Building Permits/El& PI Registrations | \$1,588.15 | \$10,371.40 | \$11,959.55 |
| County Building Permits | \$800.00 | \$3,670.00 | \$4,470.00 |
| TOTAL: | \$5,719.33 | \$37,626.47 | \$43,345.80 |