

***TOWN OF AKRON
BOARD OF ZONING APPEALS***

AKRON TOWN HALL
MARCH 28, 2019
7:00 P.M.

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

BOARD OF ZONING APPEALS MINUTES FOR:

MAY 24, 2018

OLD BUSINESS:

NEW BUSINESS:

Lake City Bank (#548-0219)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

TOWN OF AKRON BOARD OF ZONING APPEALS
May 24, 2018

TOWN OF AKRON
BOARD OF ZONING APPEALS

THURSDAY MAY 24, 2018

7:00 P.M.
AKRON TOWN HALL

CALL TO ORDER

ELECTION OF OFFICERS

ADOPTION OF MEETING RESOLUTION

BOARD OF ZONING APPEALS MINUTES

FOR:

January 27, 2017

OLD BUSINESS:

NEW BUSINESS:

James Bucher(#497-0418)

PLAN DIRECTOR REPORT

PUBLIC COMMENTS

BOARD COMMENTS

ADJOURNMENT

TOWN OF AKRON BOARD OF ZONING APPEALS
May 24, 2018

The Town of Akron Board of Zoning Appeals met on Thursday the 24th day of May, 2018, at 7:00 P.M. in the Akron Town Hall. Executive Director, Casi Cowles, called the meeting to order at 7:00P.M. The following members were present: David Leininger, Richard Adamson, and Crystal Weida. Also in attendance were: Executive Director, Casi Cowles, and Administrative Secretary, Heather Redinger.

It is duly noted Merl Tinkey was absent.

IN RE: ELECTION OF OFFICERS

Executive Director, Casi Cowles, opened the floor to nominations for Chairperson. David Leininger nominated Crystal Weida as Chairperson. Paul Studebaker seconded the nomination. Being no further nominations, Richard Adamson moved to close the nominations for Chairperson. David Leininger seconded the motion. Motion carried as follows: Crystal Weida, David Leininger, and Richard Adamson, being in favor and no one opposing. Crystal Weida was elected as Chairperson for the Town of Akron Board of Zoning Appeals.

Crystal Weida asked for nominations for Vice-Chairperson. David Leininger nominated Merl Tinkey as Vice-Chairperson. Paul Studebaker seconded the nomination. Being no further nominations, Richard Adamson moved to close the nominations for Vice-Chairperson. David Leininger seconded the motion. Motion carried as follows: David Leininger, Richard Adamson, and Crystal Weida, being in favor and no one opposing. Merl Tinkey was elected as Vice-Chairperson for the Town of Akron Board of Zoning Appeals.

Crystal Weida asked for nominations for Executive Secretary. Richard Adamson nominated David Leininger as Executive Secretary. Crystal Weida seconded the nomination. Motion carried as follows: David Leininger, Richard Adamson, and Crystal Weida, being in favor and no one opposing. David Leininger was elected as Executive Secretary for the Town of Akron Board of Zoning Appeals.

Crystal Weida stated the Board needed to appoint an Administrative Secretary David Leininger nominated Heather Redinger as Administrative Secretary. Richard Adamson seconded the nomination. Motion carried as follows: David Leininger, Richard Adamson, and Crystal Weida being in favor and no one opposing. Heather Redinger was elected as the Town of Akron Board of Zoning Appeals Administrative Secretary.

Crystal Weida stated the Board needed to hire an Attorney to represent them. David Leininger moved to hire Heller Law Office, Rochester, IN. Richard Adamson seconded the motion. Motion carried as follows: David Leininger, Richard Adamson, and Crystal Weida being in favor and no one opposing. Heller Law Office was hired as the Town of Akron Board of Zoning Appeals Attorney.

IN RE: ADOPTION OF MEETING RESOLUTION

Chairperson, Crystal Weida, read Resolution 05242018 regarding the meeting dates and times for the Town Of Akron Board of Zoning Appeals in 2018. Crystal Weida entertained a motion to adopt Resolution 05242018. David Leininger moved to adopt Resolution 05242018 for the Town Of Akron Board of Zoning Appeals meeting dates and times in 2018. Richard Adamson seconded the motion. Motion carried as follows: David Leininger, Richard Adamson, and Crystal Weida being in favor and no one opposing. Resolution 05242018 reads as follows:

TOWN OF AKRON BOARD OF ZONING APPEALS
May 24, 2018

RESOLUTION 05242018

A RESOLUTION OF THE TOWN OF AKRON BOARD OF ZONING APPEALS, OF THE COUNTY OF FULTON, INDIANA, ESTABLISHING MEETING TIMES FOR 2018.

WHEREAS, the Town Of Akron Board of Zoning Appeals has established that they will meet on the fourth (4th) Thursday each month at 7:00 P.M. in the Akron Town Hall unless that Thursday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Friday at 7:00 P.M. in the Akron Town Hall.

WHEREAS, the Town Of Akron Board of Zoning Appeals have established meeting times as set out under Indiana Code 36-2-2-6 et. seq.;

NOW THEREFORE, Be It Resolved by the Town Of Akron Board of Zoning Appeals that:

1. The Town Of Akron Board of Zoning Appeals will meet on the fourth (4th) Thursday every month at 7:00 P.M. in the Akron Town Hall unless that Thursday falls on a County observed Holiday, then the meeting will be held on the fourth (4th) Friday at 7:00 P.M. in the Akron Town Hall.
2. Other meetings will be scheduled and a public notice will be given.

Adopted this 24th of May 2018

TOWN OF AKRON BOARD OF ZONING APPEALS

Chairperson

Vice Chairperson

Executive Secretary

ATTEST: _____
Heather Redinger, Administrative Secretary

TOWN OF AKRON BOARD OF ZONING APPEALS
May 24, 2018

TOWN OF AKRON BOARD OF ZONING APPEALS

ATTEST: _____
Heather Redinger, Administrative Secretary

**Docket #548-0219
Lake City Bank
Development Standard Variance
1 Action**

Lake City Bank (#548-0219) is requesting a development standard variance, for an additional 58.58 sf of signage for the purpose of new signs, within the downtown Commercial (DC) District located at 114 W Rochester Street, Akron, IN.

In the Town of Akron DC district, the sign regulations are 10% of the total area of first 26' of height or the actual building height, whichever is less. The Lake City Bank building height is 14.42', which would allow 14.42 sf of signage. Lake City Bank would like to erect 73 sf of new signage. Therefore, a variance for an additional 58.58 sf of signage is requested.

The requested variance for an additional 58.58 sf of signage for the purpose of new signs, within the downtown Commercial (DC) District located at 114 W Rochester Street, Akron, IN.



OPTION A

Vanadco Signs
 10625 ST. RD. 10 · ARGOS, IN 46501 · 574-892-5000
www.vanadco.com

**Internally Illuminated LED Channel Letters Mounted on Raceway
 Black Trim Cap, Black Returns and 3M Dual Color Perforated Black Vinyl
 on White Faces (Lights White an Night)**

■ PMS 541 BLUE
 SCALE: 1/4"=1' & 1/2"=1'
 DATE: 02-12-2019 SCALE: 1/4"=1'
 FILE: LCB Akron LED Letters A.cdr

All drawings/designs/derivatives: © 2019, Vanadco Signs, Inc., All Rights Reserved. Due to the limitations of the printing process, printed colors can vary from actual colors.

ARTWORK APPROVED BY:

APPROVAL DATE:

AKRON



**Move Existing Pylon Sign to New Location
with Newly Constructed Fluted, Pole Cover**

SCALE: 1/2"=1'

DATE: 02-18-2019

FILE: LCB Akron Move ID.cdr

All drawings/designs/derivatives: © 2019, Vanadco Signs, Inc., All Rights Reserved. Due to the limitations of the printing process, printed colors can vary from actual colors.

ARTWORK APPROVED BY:

APPROVAL DATE:

THINK GIS 114 W R

Id Ptr Id Area Zn Box Zn Out Home Prev Send Print Help Layers Index Clear Parcel Tools Tools login

PREV NEXT Clear Close

25-08-24-132-015.020-003

General Bills Payments Deductions Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(2)
Sketches	Show Sketches(1)
Owner Name	Lake City Bank
State Parcel Number	25-08-24-132-015.020-003
Property Key	004-101003-02
Map Number	0040100302
Legal Description	O P Lots 53 & 54 less 5.27' off W side Lot 53
Acreage	0.0000
Instrument Number	201802981
Book Number	
Page Number	
Location Address	114 W ROCHESTER ST AKRON, IN 46910
Owner Address	P.O Box 1387 Warsaw, IN 46580

Proposed Buildings
1st floor

Proposed IO
to
114 W
Rochester
St

1st floor

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?

DC = 1442

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

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

new sign

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

36' sq ft
37' sq ft
73

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

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

N/A

SITE PLAN



-DEVELOPMENT STANDARDS VARIANCE-

Applicant: Lake City Bank
Project: signs
Variance from the Fulton County Zoning Ordinance: _____
Requesting: _____

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

Yes it will not be injurious. The letters will be flush mounted to wall with stainless steel anchors.

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

Yes the use and value of the area adjacent will not be affected. Property is in a commercial area with other similar types of signs in the area.

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

Yes the strict application would result in a practical difficulty as the letters will be to identify the front of the building as Lake City Bank.

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

Permits issued in February	Current	Prior	YTD
Non-Commercial	11	7	18
Commercial	1	2	3
Sign	0	0	0
Building	5	9	14
Electrical	2	1	3
Applications Submitted in February			YTD
Special Exeptions	1	5	6
Administrative Appeals	0	0	0
Development Standard Variance	2	1	3
PC- Rezone/Plats/Sub-Div	0	0	0
Fees Collected in February			YTD
Permits, Applications, Copies	\$1,260.00	\$1,500.00	\$2,760.00
Fines	\$70.00	\$25.00	\$95.00
City Building Permits/EI& PI Registrations	\$110.00	\$755.00	\$865.00
County Building Permits	\$125.00	\$450.00	\$575.00
TOTAL:	\$1,565.00	\$2,730.00	\$4,295.00

**AREA PLAN COMMISSION OFFICE
2018 YEAR END REPORT**

Total Permits Issued in 2018: 652

Building Permits: 248
 Electrical Permits: 69
 ○ 0 Voided
 Location Improvement Permits: 335
 ○ 290 Non Commercial
 ○ 22 Commercial
 ○ 21 Signs
 ○ 2 Voided
 Electrical Registrations: 63
 Plumbing Registrations: 19

Total Permits Issued in 2017: 588

Building Permits: 212
 Electrical Permits: 93
 ○ Voided 5
 Location Improvement Permits: 283
 ○ 244 Non Commercial
 ○ 17 Commercial
 ○ 20 Signs
 ○ 2 Voided
 Electrical Registrations: 52
 Plumbing Registrations: 15

2018 Permits Issued

<p><u>Henry Twp~81</u> Building Permits 21 Electrical Permits 7 Location Improvement Permits 53 • 47 Non-Commercial • 4 Commercial • 2 Signs 3-New Dwellings</p>	<p><u>Town of Akron~26</u> Building Permits 9 Electrical Permits 2 Location Improvement Permits 15 • 10 Non-Commercial • 4 Commercial • 1 Signs 0-New Dwellings</p>
<p><u>Rochester Twp~401</u> Building Permits 184 Electrical Permits 48 Location Improvement Permits 169 • 139 Non-Commercial • 14 Commercial • 16 Signs 23-New Dwellings</p>	<p><u>City of Rochester ~304</u> Building Permits 159 Electrical Permits 36 Work Orders 11 Location Improvement Permits 109 • 81 Non-Commercial • 12 Commercial • 16 Signs 13-New Dwellings</p>
<p><u>Liberty Twp ~54</u> Building Permits 12 Electrical Permits 7 Location Improvement Permits 35 • 35 Non-Commercial • 0 Commercial • 0 Signs 2-New Dwellings</p>	<p><u>Town of Fulton~ 4</u> Building Permits 1 Electrical Permits 0 Location Improvement Permits 3 • 3 Non-Commercial • 0 Commercial • 0 Signs 0-New Dwellings</p>
<p><u>Union Twp~28</u> Building Permits 7 Electrical Permits 1 Location Improvement Permits 20 • 17 Non-Commercial • 2 Commercial • 1 Signs 3-New Dwellings</p>	<p><u>Town of Kewanna~7</u> Building Permits Electrical Permits Location Improvement Permits 7 • 6 Non-Commercial • 1 Commercial • 0 Signs 0-New Dwellings</p>

Aubbeenaubbee Twp ~ 17

- Building Permits 3
- Electrical Permits 3
- Location Improvement Permits 11
 - 11-Non-Commercial
 - 0-Commercial
 - 0-Signs

2- New Dwellings

Richland Twp~29

- Building Permits 9
- Electrical Permits 2
- Location Improvement Permits 18
 - 14 Non-Commercial
 - 2 Commercial
 - 1 Signs

0-New Dwellings

Newcastle Twp ~39

- Building Permits 11
- Electrical Permits 2
- Location Improvement Permits 26
 - 25 Non-Commercial
 - 0 Commercial
 - 1 Signs

6-New Dwellings

Wayne Twp~1

- Building Permits 0
- Electrical Permits 0
- Location Improvement Permits 1
 - 1 Non-Commercial
 - 0 Commercial
 - 0 Signs

0-New Dwellings

Total Splits Approved~65

- 5~ Aubbeenaubbe Twp
- 8~Henry Twp
- 3~Liberty Twp
- 11~Newcastle Twp

- 3~Richland Twp
- 21~Rochester Twp
- 4~Union Twp
- 10~Wayne Twp

Plan Commission Petitions: 4

BZA Petitions: 57

- Development Standard Variances~41
 - 16 City of Rochester
 - 24 Fulton County
 - 1 Akron
 - 0 Fulton/Kewanna

- Special Exceptions~16
 - 3 City of Rochester
 - 11 Fulton County
 - 0 Akron
 - 2 Fulton/Kewanna

2018

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

2017

Total Plan Commission & Building Fees Collected	\$39,889.32
Location Improvement Permits, Petition Applications and copies	\$15,039.33
Fines	\$6,186.00
Fulton County Building Permit Fees	\$5,297.50
City Building Fees and Registration Fees	\$13,366.49