

Bureau County Zoning Board of Appeals Regular Hearing

Thursday, October 20, 2022
7:00 p.m.

2nd Floor County Boardroom, Courthouse, Princeton

AGENDA

1. **Roll Call**
2. **Midwest Thermal Optics - NON-CONFORMING USE VARIATION** to operate a gun shop and thermal optic sales, and hold concealed carry and self-defense classes in an accessory structure on property located in Section 25, Greenville Township.
3. **Mark A. Dagraedt et ux - VARIATION** to build a 26' x 50' (1,300 sq. ft.) detached garage includes 10' x 20' covered patio. Zoning Ordinance allows a maximum of 900 sq. ft. in the R-2 Zoning District. Requesting a 400 sq. ft. **BULK VARIATION** on property located in the Village of Cherry, Section 27, Westfield Township.
4. **Robert Huber - NON-CONFORMING USE VARIATION** to build an oversized storage building on an R-2 zoned property where no home is present. Zoning Ordinance requires a principle use (home) to be present before an accessory use (storage building) would be allowed. Also requesting a **BULK VARIATION** to build up to a 40' x 40' storage building (1,600 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. storage building in the R-2 Zoning District. Requesting up to a 700 sq. ft. **BULK VARIATION** on property located in the Village of Bureau, Section 17, Leepertown Township.
5. **Gary Peach et ux - VARIATION** to allow the adjacent guest house to also include a kitchen. The Zoning Ordinance requires that guest houses have no kitchen facilities, on property located in Section 12, Dover Township.
6. **Christopher Perry et ux - VARIATION** to build a 48' x 48' pole building as close as 10' from the north property line, needs 50'. Requesting up to a 40' side yard **VARIATION**. Also requesting up to a 6' **HEIGHT VARIATION** as proposed structure will be up to 26' in height, ground to peak. Ordinance allows a maximum height of 20' ground to peak. Also requesting a **VARIATION** to allow up to 10 cows to be kept on the property. Zoning Ordinance does not allow farm animals to be kept in the Rural Estate Zoning District on property located in Section 19, Hall Township.
7. **Bobby W. Hulsey - Conditional Use** to place a 1985 Fairmont 14' x 70' mobile home in Kasbeer, Section 33, Ohio Township.
8. **Jordan Johnson et ux - Rezone from Agriculture to R-2** to convert former schoolhouse into a single family home. Also requesting a **VARIATION** to build a 30' x 50' addition with an 18/12 pitch to tie into existing structure, overall height, ground to peak, will be up to 45' tall. Zoning Ordinance allows maximum height of 35'. Requesting up to a 10' **HEIGHT VARIATION** on property located in Section 29, Greenville Township.
9. **Alex Fisch & Patrick Fisch - Rezone from M-1 to Agriculture** for a private grain setup including grain bins, dryer, grain leg, dump pit, etc. in Section 8, Walnut Township.
10. **NexAmp Solar, LLC - Conditional Use** for the development of a 5 mW AC solar farm on agricultural zoned property located in Section 7, Ohio Township.
11. **NexAmp Solar, LLC - Conditional Use** for the development of a 5 mW AC solar farm on agricultural zoned property located in Section 7, Walnut Township.
12. **Other business**
13. **Adjourn**