

AGENDA

Bureau County Zoning Board of Appeals

Thursday, October 19, 2023

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: September 21, 2023.
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Variation Request from Dane Mehlbrech. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance for a 21' x 51' ground mounted solar array built as close as 5' from the rear property line, needs 30'. Requesting up to a 25' rear yard **VARIATION**. The property is identified as being located on the North side of 1900 N Ave. approx. ¼ mile west of Malden, 24797 1900 N Ave., Princeton. Parcel #11-30-400-007 is located on property in Section 30 of Berlin Township.
 - B. **Action on Dane Mehlbrech Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - C. **Public Hearing on Variation Request from Premier Constructing & Consulting, LLC. VARIATION** from the B-3 setback requirements as stated in Article 3.63-6a1. and expand the existing non-conforming structure as required in Article 9.11-3a. of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to build a 6' x 16' front porch addition as close as 32' from the right-of-way of Rt. 6 & 34, needs 50'. Requesting up to an 18' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said porch addition to the existing non-conforming structure. The property is identified as being located on the south side of Rt. 6 & 34 approximately 175' West of Reed St., 419 W. Railroad St., Sheffield. Parcel #13-24-278-009 is located on property in the Village of Sheffield, Section 24 of Mineral Township.

- D. Action on Premier Constructing & Consulting, LLC Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- E. Public Hearing on Variation Requests from Mark Langham et ux.** **VARIATION** from the R-3 setback and bulk requirements as stated in Article 3.54-5b. and Article 3.54-2b. of the Bureau County Zoning Ordinance. Requesting a **VARIATION** to build up to a 28' x 40' detached garage (1,120 sq. ft.). Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-3 Zoning District. Requesting up to a 220 sq. ft. **BULK VARIATION**. Also requesting a **VARIATION** to build proposed garage as close as 3' from the (North) side property line and as close as 2' from the right-of-way of the Alley, needs 5'. Requesting up to a 2' side yard **VARIATION** and up to a 3' rear yard **VARIATION**. The property is identified as being located on the Northeast corner of Taylor St. & Park Ave., 304 N. Taylor St., Cherry. Parcel #12-27-328-005 and #12-27-328-006 (combining) is located on property in the Village of Cherry, Section 27 of Westfield Township.
- F. Action on Mark Langham et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- G. Public Hearing on Variation Request from Kurt Missel et ux.** **VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance and to expand the existing non-conforming structure as required in Article 9.11-3a to install a 24.885 kW roof mounted solar array as close as 10' from the North side property line, needs 30'. Requesting up to a 20' side yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said solar array to the roof of the existing non-conforming garage. The property is identified as being located on the West side of Wyanet-Walnut Road, approx. ½ mile South of 1350 N Ave., 13151 Wyanet-Walnut Road, Wyanet. Parcel #15-29-400-002 is located on property in Section 29 of Wyanet Township.
- H. Action on Kurt Missel et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. Public Hearing on Rezoning Request from David Korzon.** **REZONE from B-1 to B-3 to expand existing pub for beer garden and video slots.** The property is identified as being located on the Southwest corner of the intersection of Rt. 6 & 34 and S. Main St., 103 S. Main St., Sheffield. Property is located in the Village of Sheffield, Section 19 of Concord Township. Parcel #14-19-158-007, Parcel #14-19-158-009 & Parcel #14-19-158-010.
- J. Action on David Korzon Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.
- K. Public Hearing on Rezoning Request from Jennifer Kilgore.** **REZONE from M-2 to Agriculture to bring existing home into compliance with the Bureau County Zoning Ordinance.** The property is identified as being located on the west side of 2100 E St. just North of I-80, 17643 2100 E St., Princeton. Property is located in Section 4 of Princeton Township. Parcel #16-04-200-008 & Parcel #16-04-200-010 (combining).
- L. Action on Jennifer Kilgore Rezone Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Rezoning.

- M. Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp.**
CONDITIONAL USE to install and operate a 280' tall, lighted, self-supporting communication tower, equipment shelter and associated ground equipment, inside the fenced area at the base of the tower. The property is identified as being located on the South side of 2500 N Ave. approximately ¼ mile East of 1100 E St. Property is located in Section 36 of Greenville Township. New Parcel.
- N. Action on Bureau County, % Jim Shipp, Conditional Use Request (Greenville site).**
The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- O. Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp.**
CONDITIONAL USE to install and operate a 280' tall, lighted, self-supporting communication tower, equipment shelter and associated ground equipment, inside the fenced area at the base of the tower. The property is identified as being located on the Southwest corner of 2600 N Ave. and 3100 E St. Property is located in Section 30 of Clarion Township. New Parcel.
- P. Action on Bureau County, % Jim Shipp, Conditional Use Request (Clarion site).**
The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- Q. Public Hearing on Conditional Use Request from Tampico Wind I, LLC.**
CONDITIONAL USE to install a temporary, guyed, monopole meteorological evaluation tower (MET tower), under 200' in height, to collect meteorological data for possible wind energy development. Structure proposed to be installed and in place for 12 - 24 months and then deconstructed and removed. The property is identified as being located on the North side of 2900 N Ave. approximately 275' West of 700 E St. Property is located in Section 6 of Greenville Township. Parcel #02-06-400-001.
- R. Action on Tampico Wind I, LLC., Conditional Use Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.
- S. Public Hearing on Conditional Use Request from East Greenville Wind I & II, LLC.**
CONDITIONAL USE to install a temporary, guyed, monopole meteorological evaluation tower (MET tower), under 200' in height, to collect meteorological data for possible wind energy development. Structure proposed to be installed and in place for 12 - 24 months and then deconstructed and removed. The property is identified as being located on the East side of 1100 E St. approximately 1,600' North of 2650 N Ave. Property is located in Section 13 of Greenville Township. Parcel #02-13-300-002.
- T. Action on East Greenville Wind I & II, LLC Conditional Use Request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested Conditional Use.

6. **Other business**

7. **Adjourn**