

AGENDA

Bureau County Zoning Board of Appeals

Thursday, March 21, 2024

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: February 15, 2024
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Conditional Use Request from Bureau County, % Jim Shipp (Tabled at Nov. 16, 2023, December 21, 2023 and February 15, 2024 ZBA Hearings). 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.
 - B. **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.
 - C. **Public Hearing on Variation Request from Michael J. Potthoff. VARIATION** from the Agricultural setback requirements as stated in the Bureau County Zoning Ordinance to build a 40' x 64' pole building as close as 10' from the right-of-way of 1900 N Ave., needs 50'. Requesting up to a 40' front yard **VARIATION**. The property is identified as being located on the Southeast corner of 1900 N Ave. & Plank Road, 33852 1900 N Ave., Arlington. Parcel #12-34-200-002 is located on property in Section 34 of Westfield Township.
 - D. **Action on Michael J. Potthoff Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - E. **Public Hearing on Non-Conforming Use Variation Request from Jason Knupp. VARIATION** from the home occupation requirements as stated in the Bureau County Zoning Ordinance. Applicant wishes to operate a vehicle restoration business in a detached accessory structure and the Zoning Ordinance requires that home occupations take place in the residence only. The property is identified as being located on the North side of 1600 N Ave. approx. 3/8 mile east of 1800 E St., 18333 1600 N Ave., Princeton. Parcel #16-07-300-004 is located on property in Section 7 of Princeton Township.

- F. Action on Jason Knupp Variation Request.** The Board of Appeals will act on granting or denying the requested **NON-CONFORMING USE VARIATION**.
- G. Public Hearing on Variation Request from David Riggs et ux. VARIATION** from the setback requirements as stated in Article 3.53-4b of the Bureau County Zoning Ordinance. Applicant wishes to build up to a 5' x 14' single story room addition with a 3' x 14' covered porch as close as 7' from the right-of-way of N. Adams St., Needs 25'. Requesting up to an 18' front yard **VARIATION**. Also requesting a **VARIATION** to expand a non-conforming structure to add said addition and porch to existing non-conforming home. The property is identified as being located on the East side of N. Adams St. approx. 150' south of North St., 242 N. Adams St., Sheffield. Parcel #14-19-178-002 is located on property in Section 19 of Concord Township.
- H. Action on David Riggs et ux Variation Request.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
- I. Public Hearing on Conditional Use Request from Arlington Solar 1, LLC.** **CONDITIONAL USE** to build and operate a 4.50 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a 35 Acre portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and will be enclosed by a perimeter fence. The property is identified as being located on the West side of 2950 E St. approx. ½ mile south of the intersection with 2200 N Ave. Property is located in Section 13 of Berlin Township. Parcel #11-13-300-013.
- J. Action on Arlington Solar 1, 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.
- K. Public Hearing on Conditional Use Request from Arlington Solar 2, LLC.** **CONDITIONAL USE** to build and operate a 4.50 mW (AC) commercial solar energy facility for the purpose of generating electrical power on a 35 Acre portion of the subject property. The project will consist of solar panels, racking, foundation piles, inverters, overhead poles and lines, and will be enclosed by a perimeter fence. The property is identified as being located on the West side of 2950 E St. approx. ½ mile south of the intersection with 2200 N Ave. Property is located in Section 13 of Berlin Township. Parcel #11-13-300-013.
- L. Action on Arlington Solar 2, 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**