

AGENDA

Bureau County Zoning Board of Appeals

Thursday, January 16, 2025

7:00 p.m.

2nd Floor County Boardroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Meeting: Sept. 19 2024, Oct. 3, 2024, Dec. 19, 2024
4. Public Comment (not comments on the public hearings to be conducted at this meeting).
5. New Business:
 - A. **Public Hearing on Variation Requests from Robert W. Harrison et ux. VARIATION** to build a 36' x 56' pole building with an 8' x 56' open porch closer to the right-of-way of 1500 N Ave. than the closest part of the home (front yard). Zoning Ordinance requires detached accessory structures to be located in the rear and side yards only in the Rural Estate Zoning district. The property is identified as being located on the Southwest corner of 1500 N Ave. & 2300 E St., 14963 2300 E St., Princeton. Parcel #16-23-200-015 is located on property in Princeton, Section 23, of Princeton Township.
 - B. **Action on Robert W. Harrison et ux Variation Requests.** The Board of Appeals will act on granting or denying the requested **VARIATION**.
 - C. **Public Hearing on Rezoning Request from Rodney & Sue Wangelin. REZONE from Agriculture to Rural Estate** to build a single family home. The property is identified as being located on the East side of 600 E St. approx. ½ mile South of 2500 N Ave. Property is located in Section 31, Greenville Township. New Parcel.
 - D. **Action on Rodney & Sue Wangelin REZONE request.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING**.
 - E. **Public Hearing on Rezoning Request from Dean Craine et ux. REZONE** from Agriculture to M-2 and a **CONDITIONAL USE** for a fertilizer and farm chemical mixing, blending, and loading facility utilizing existing 60' x 90' pole building. Also requesting a **CONDITIONAL USE** to place eight (8) 1,600 gallon tanks, one (1) 15,000 gallon mix tank and two (2) 3,400 gallon tanks outside. Also to place six (6) 20,000 gallon tanks, two (2) 4,400 gallon tanks, and six (6) 6,000 gallon tanks inside. The property is identified as being located on the North side of 1700 N Ave. approx. 850' east of 1600 E St. Property is located in Section 02, Wyanet Township. New Parcel.
 - F. **Action on Dean Craine et ux REZONE and CONDITIONAL USE requests.** The Board of Appeals will act on a recommendation to the Bureau County Board to grant or deny the requested **REZONING** and **CONDITIONAL USES**.
6. Other business
7. Adjourn