

AGENDA

Bureau County Zoning Board of Appeals

Thursday, December 18, 2025

7:00 p.m.

1st Floor Courtroom,
Courthouse, Princeton

1. Call to Order
2. Roll Call
3. Approval of Minutes of Prior Hearing: November 20, 2025; and Special Hearing, November 25, 2025.
4. Public Comment
5. New Business:
 - A. **Public Hearing on VARIATION requests from Brad E. Carrington et ux.**
VARIATION to build an oversized storage building on an R-2 zoned property where no home is present. Zoning Ordinance requires that a principal use (home) be present before an accessory use (storage building) would be allowed. Also requesting a **BULK VARIATION** to build up to a 30' x 40' (1,200 sq. ft.) metal building for personal storage. Zoning Ordinance allows a maximum of 900 sq. ft. garage in the R-2 Zoning District. Requesting up to a 300 sq. ft. **BULK VARIATION**. The property is identified as being located on the east side of S. Arch St., just south of the railroad, 207 S. Arch St., Wyanet. Parcel #15-21-108-001 is located on property in Section 21, Wyanet Township.
 - B. **Action on Brad E. Carrington et ux VARIATION requests.** The Board of Appeals will act on granting or denying the requested **VARIATIONS**.
 - C. **Public Hearing on NON-CONFORMING USE VARIATION request from Mark & Jeanine Weir.** **NON-CONFORMING USE VARIATION** for the applicants to build a detached accessory structure for storage on an Agriculture zoned property where no house currently exists. Zoning Ordinance only allows a detached accessory structures to be built when there is a primary structure on the property. The site is identified as being located on the East side of 2155 E St. approx. ¼ mile north of intersection with 1300 N Ave. Parcel #16-27-300-019 is located on property in Section 27, Princeton Township.

- D. Action on Mark & Jeanine Weir NON-CONFORMING USE VARIATION** request. The Board of Appeals will act on granting or denying the requested **NON-CONFORMING USE VARIATION**.
- E. Public Hearing on an AFTER-THE-FACT VARIATION request from Michael Paulsen. AFTER-THE-FACT-VARIATION** for a 6.880 kW ground mounted solar array built approximately 13' closer to the right-of-way of W. Mill Road than the closest part of the home (front yard). Zoning Ordinance allows detached accessory structures in the rear and side yards only in the R-2 Zoning District. The property is identified as being located on the North side of Mill Rd. approx. 250' west of Reed St., 420 W. Mill Road, Sheffield. Parcel #13-24-476-004 is located on property in Section 24, Mineral Township.
- F. Action on Michael Paulsen AFTER-THE-FACT VARIATION request.** The Board of Appeals will act on granting or denying the requested **AFTER-THE-FACT VARIATION**.
- G. Public Hearing on Conditional Use Request by Michael W. Clark et ux** for an extended use family recreational area with one camping unit. The property is identified as being located on the North side of US Hwy. 6 approx. ½ mile east of 2500 E St., 25541 US Hwy. 6, Princeton. Property is located in Section 17, Selby Township. Parcel #17-17-300-014.
- H. Action on Michael W. Clark et ux CONDITIONAL USE** request. The Board of Appeals will act on a recommendation to the Zoning Board of Appeals and the Bureau County Board to grant or deny the requested **CONDITIONAL USE**.

6. Other business

7. Adjourn