

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

301 S. Union St., Auburn IN 46706

Planning: 260.925.1923 • Building: 260.925.3021 • GIS: 260.927.2356 • Fax: 260.927.4791

AGENDA

DeKalb County Board of Zoning Appeals
Commissioners Court – 2nd Floor DeKalb County Court House
Monday, January 13, 2025
6:00 PM

A livestream of the meeting can be found here: <https://tinyurl.com/YouTubeDCPC>

1. Call to order
2. Roll call
3. Election of Officers:
 - Chairman
 - Vice Chairman
 - Secretary- Meredith Reith
4. Approval of Minutes: October 14, 2024
5. Old Business: None
6. New Business:

Petition #25-01 – Cedar Creek Sawmill LLC requesting a Use Variance to allow for a sawmill with lumber processing and wood box manufacturing. The property is located on the north side of County Road 56, approximately one-tenth of a mile west of the intersection of County Road 56 & State Road 1, Saint Joe, Indiana and is zoned A2, Agricultural.

Petition #25-02 – Weld-It, Jacob Farver, requesting a Development Standards Variance to allow for a taller chain-link fence than is allowed by Ordinance. The maximum height of a chain-link fence is 6 feet, and the petitioner wishes to have a 10-foot chain-link fence. The property is located at 1047 US Highway 6, Corunna, Indiana and is zoned I2, Low Intensity Industrial.

7. Reports of Planning Staff, Officers, and/or Committees
8. Comments from Public in Attendance
9. Adjournment

Next Meeting: February 10, 2025

If you cannot attend, please contact Meredith Reith

mreith@co.dekalb.in.us | (260) 925-1923

***PLEASE ENTER THROUGH THE NORTH DOOR OF THE
COURTHOUSE LOCATED ON SEVENTH STREET***

****Cellphones, tablets, laptops, & weapons are prohibited****

MINUTES
DEKALB COUNTY BOARD OF ZONING APPEALS
Monday, October 14, 2024

A Meeting of the DeKalb County Board of Zoning Appeals was called to order at 6:00 p.m. in the Commissioner's Court of the DeKalb County Courthouse by Chairperson, Frank Pulver.

ROLL CALL:

Members present: Frank Pulver, Jason Carnahan, Rory Walker, and Andrew Provines.

Members absent: Mary Diehl

Staff Present: BZA Attorney, Andrew Kruse, Director/Zoning Administrator, Chris Gaumer, and Secretary, Meredith Reith

Public in Attendance: Jeff Morr, Margaret Morr, and Will Spangler.

APPROVAL OF MINUTES:

Motion was made by Jason Carnahan and Seconded by Andrew Provines to approve the Minutes of July 8, 2024 as submitted. None opposed. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

Petition #24-10 – Jeff & Michelle Morr requesting a Special Exception to allow Dependent Housing for herself & her husband to reside in a mobile home on the property with her daughter & son-in-law. The property is located at 4961 County Road 47, Auburn, Indiana and is zoned A2, Agricultural.

Chris Gaumer read the proposed petition and staff report stating why the proposed special exception for dependent housing is needed. He added that the physician letters are provided in the packet. He stated that if the board has any questions the petitioners are here to answer them.

Andrew Provines asked if the petitioner could approach the podium. He asked at what point would the dependent housing be taken away.

Margaret Morr approached the podium stating that it would be removed as soon as her mother passed away or would need extensive care and must go to a nursing home.

Frank Pulver asked if there were any further questions from the board or for the petitioner. Mr. Pulver asked if there currently was a mobile home located on the property.

Margaret Morr stated that we are currently planning to have the home moved in once we get the okay to do so.

Rory Walker questioned if the Health Department approved the existing septic.

Jeff Morr stated that a new one had to be constructed, and it has been approved. We are just waiting to see if this will be approved to start construction.

Mr. Pulver asked if it will have its own septic system. Mr. Morr said yes.

Mr. Kruse went through the Findings of Fact for this petition with the board.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Board of Zoning Appeals in filing appropriate forms and reports.

1. Application completed and filed on **August 28, 2024**
2. Legal notice published in The Star on **October 3, 2024** and affidavit given to staff and receipt received.
3. Certificate of mailing notices sent and receipts given to staff.

Frank Pulver

Jason Carnahan

Rory Walker

Andrew Provines

Further discussion from Board of Zoning Appeals:

Mr. Provines questioned if finding number five was worded correctly. He stated that it seems like it's stating impact to the property that it's happening on.

Mr. Gaumer stated that these conditions are adopted through the state statute. He stated that findings of fact can be added you just can't remove them.

Mr. Kruse stated that he understood that it doesn't negatively affect the values in the area.

Mr. Pulver stated that he was concerned with a mobile home being located on their property. He addressed that mobile homes are only allowed in a mobile home park in the county. This is why a special exception is needed.

Mr. Provines added that he had spoken with a guy who currently owns a mobile home in the county. He asked if there was a process for him to be able to replace his home.

Mr. Gaumer stated that he would have to approach the BZA and see if this is something to be approved. He would need to prove a practical difficulty as to why a mobile home is needed.

Mr. Pulver stated that we had discussed this before and we can put an age limit on a mobile home that's being built.

Mr. Provines addressed that his reasoning was if we should continue to have these old mobile homes fall apart or have someone put a brand new one in that looks pretty good.

Mr. Gaumer stated that the ordinance currently only allows mobile homes in a designated mobile home park.

REPORTS OF PLANNING STAFF, OFFICERS, OR COMMITTEES

None

COMMENTS FROM PUBLIC IN ATTENDANCE

None

ADJOURNMENT

There being no further business to come before the board, the meeting was adjourned at 6:15 p.m.

Frank Pulver, Chairperson

Meredith Reith, Secretary

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:

File Number: 25-01
Date Application Filed: 11/10/2024
Fee Paid: 500 pd.
ck# 35211

**Application for USE VARIANCE
(Section 9.28)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: CEDAR CREEK SAWMILL LLC
Address: 15010 PAGE RD
GRABELL IN 46741
Telephone Number: 260-627-3985 E-Mail: 260-627-7181

OWNER INFORMATION (if different from applicant information)

Owner's Name: _____
Address: SAME
Telephone Number: _____ E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: SAME
Telephone Number: _____ E-Mail: _____

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative

Zoning Classification of Property: A2

Overlay District of Property (if applicable): ---

Address or common description of property:
PROPERTY IS LOCATED ON THE WEST SIDE OF
SECKLER PICKLE PLANT ON THE NORTH SIDE OF C.R 56

Legal description of property affected (or provide property deed):

What use(s) are you requesting to have on the property and why:
• LUMBER PROCESSING AND WOOD BOX MANUFACTURING
• TO PROVIDE JOBS FOR OUR TEENAGE BOYS AND
GROWING FAMILIES

FAXED
FAXED
NOV 18 2024

Please provide the following information to the best of your ability if it pertains to your petition to the BZA. All of this information should be located on the site plan as well.

A. Lighting (if any):

- 1. Style: NO EXTERIOR LIGHTING
- 2. Height: _____
- 3. Location: _____

B. Signage (if any):

- 1. Dimensions: 4'X6' 10' HIGH
- 2. Materials: ALUMINUM SIGN BOARD
- 3. Placement: AT ENTRANCE
- 4. Lighting: NONE

C. Hours of Operation (if any):

6 AM TO 4 PM 5 DAYS WEEK

D. Parking/Access (if any):

REF. DRAWING ATTACHED
A FEW TRAILERS
Parking Classification (office use only) _____

E. Landscaping/Buffer yards (if any):

GREEN ROCKET CEDARS @ THE PEREMETER OF
PROPOSED SITE
Bufferyard Classification (office use only) _____

F. Number of Employees (if any):

20 PART TIME 5 FULL TIME

The Applicant must answer the following questions and establish reasons for each answer at the public hearing in order to obtain an accurate determination from the BZA. Please answer each question and give reasons for your answer.

A. Will the approval of this Use Variance request be injurious to the public health, safety, morals, and the general welfare of the community?

Yes () No (X) Why? Explain below:

- THERE WILL BE NO HAZARDOUS MATERIALS USED IN OUR OPERATIONS
- WE ONLY SOURCE LUMBER FROM SFI REGISTERED MILLS

B. Will the use and value of the area adjacent to the property included in the Use Variance request be affected in a substantially adverse manner?

Yes () No (X) Why? Explain below:

BECAUSE MOST ACTIVITY @ THIS LOCATION WILL BE AGRICULTURAL RELATED

C. Does the need for the Use Variance request arise from some condition peculiar to the property involved?

Yes (X) No () Why? Explain below:

IT HAS GOOD ACCESS TO ST. RD 1 AND IS LOCATED NEXT TO AN EXISTING COMMERCIAL BUSINESS

FAKED
NOV 10 2011

D. Will the strict application of the terms of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the Use Variance is sought?

Yes (X) No () Why? Explain below:

IF NOT ALLOWED IT WILL FORCE OUR TEENAGERS AND FAMILY TO SEEK OCCUPATIONS AWAY FROM HOME
THE SITE SHARES PROPERTY LINES TO EXISTING COMMERCIAL BUSINESS AND IS IN THE PROXIMITY OF STATE RD 1.

E. Will the approval of this Use Variance request interfere substantially with the Comprehensive Plan?

Yes () No (X) Why? Explain below:

CUTTING WOOD IS FRIENDLY TO THE ENVIRONMENT
THIS SITE BORDERS PROPERTY OF SECKLER'S PICKLE, AN EXISTING COMMERCIAL PROPERTY

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct. I also give permission for the Zoning Administrator to enter onto the petitioned property for inspections and take photos for the public hearing.

Applicant's Signature: Mark Drake
(If signed by representative for applicant, state capacity)

THANK YOU FOR
YOUR CONSIDERATION

FAXED

NOV 18 2024

This Staff Report is prepared by the DeKalb County Department of Development Services to provide information to the Board of Zoning Appeals to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.

SUMMARY FACTS:

PROPERTY OWNER:	Cedar Creek Sawmill, LLC
SUBJECT SITE:	north side of County Road 56, approximately one-tenth of a mile west of the intersection of County Road 56 & State Road 1, Saint Joe
REQUEST:	Use Variance
PURPOSE:	To allow for a sawmill with lumber processing and wood box manufacturing
EXISTING ZONING:	A2, Agricultural
SURROUNDING LAND	North: Farm Ground (A2)
USES AND ZONING:	South: Farm Ground (A2) East: Sechler's Pickles (A4) West: Farm Ground (A2)

ANALYSIS:

In an A2, Agricultural, Zoning District, the UDO does not permit or allow for the commercial processing of lumber or manufacturing of wood boxes/pallets. Similar to that of Cedar Creek Sawmill in Grabill and the Use Variance approved on May 14, 2018 located approximately 1.25 miles west of this proposed location.

- The petitioner is requesting a Use Variance to allow for a sawmill with lumber processing and wood box manufacturing. The proposal will include a wood shop, storage, office space and staff room.
- The site plan shows the following:
 - 150' x 100' (15,000 sq. ft.) wood shop with a 60' x 100' (6,000 sq. ft) concrete slab
 - 36' x 48' (1,728 sq. ft.) engine room
 - 30' x 40' (1,200 sq. ft.) staff room
 - 20' x 30' (600 sq. ft.) office
 - Two – 40' x 200' (8,000 sq. ft. each) lumber storage areas
 - Sawdust Silo
 - The overall gravel area surrounding the buildings will be approximately 490' x 900' (441,000 sq. ft.). The Board should note that the Drainage Board has not reviewed or approved this proposal. The County Surveyor preliminarily approved the site with a condition added that Drainage Board approval will be required prior to any permits being issued for site.
- The business would be open from 6 AM to 5 PM, 5 days a week.
- No exterior lighting is proposed
- Signage at the entrance is proposed. 4' x 6' and 10' in height.
- The perimeter of the site will be landscaped with Red Rocket Cedars. It is unknown the number of evergreens proposed at this time. The Board could add a condition that the evergreens be planted at the nursery recommended planting distance. For example: 20 feet on center.
- There will be 20 part-time employees and 5 full-time employees.
- The Board should note that this property will require a RePlat to subdivide out a parcel for this proposed use. A condition has been added, should this Use Variance be approved, that the RePlat be approved and recorded prior to any permits being issued for the site.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Board of Zoning Appeals in filing appropriate forms and reports.

1. Application completed and filed on **November 18, 2024**
2. Legal notice published in The Star on **December 24, 2024** and affidavit given to staff.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Health Department, dated **November 21, 2024**
5. Letter from the County Highway Department, dated **November 19, 2024**
6. Letter from the County Surveyor, dated **December 17, 2024**
7. Letter from the Soil & Water Conservation District, dated **November 20, 2024**
8. Permit from Indiana Department of Environmental Management, dated **February 21, 2024**
9. Letter from the DeKalb County Airport Authority, if applicable, dated **not applicable**

PROPOSED FINDINGS OF FACT:

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project. If any one of **your** answers is followed by an asterisk, under State Law (IC 36-7-4-918.4) and Section 9.28 G(3) of the DeKalb County Unified Development Ordinance you must deny the request.*

1. Will the approval be injurious to the public health, safety, morals, and general welfare of the community?
Yes ()* No (X)
The approval of the sawmill with lumber processing and wood box manufacturing, as proposed, should not be injurious to the community. See conditions.
2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner? Yes ()* No (X)
The property values adjacent to the property should not be affected negatively. The surrounding uses are farm ground and Sechler’s pickle factory.
3. Does the need arise from some condition peculiar to the property involved? Yes (X) No ()*
The Use Variance is needed for reasonable use of the property due to the access to State Road 1 and the close proximity to a similar use (approved May 14, 2018) and being adjacent to Sechler’s Pickle factory.
4. Will the strict application of the Unified Development Ordinance result in an unnecessary hardship if applied to the property for which the variance is sought? Yes (X) No ()*
The location for the proposed use has been sited adjacent to Sechler’s Pickle factory. With the proposed location and proximity to State Road 1
5. Will the approval interfere substantially with policies of the Comprehensive Plan?
Yes ()* No(X)
The proposed use should not interfere with the Comprehensive Plan provided the petitioner meets the conditions and regulations set forth with this approval.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Conditions of Approval:

Staff is recommending approval for this Use Variance and recommends the following conditions:

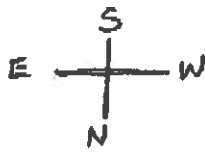
1. The Board retains continuing jurisdiction of this Use Variance to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. Use Variance is approved for a sawmill with lumber processing and wood box manufacturing. The proposal will include a wood shop, storage, office space and staff room.
3. A Drainage Plan be submitted to and approved by the DeKalb County Surveyor and Drainage Board prior to any permits being issued for this project.

4. A RePlat of CCF Place be approved and recorded to subdivide the required acreage for the site. This may include the acreage be less than the required 2 acres, if deemed necessary so to conserve the surrounding agricultural land.
5. No offsite drainage, existing surface water or existing tiled water drainage crossing over said real estate should be obstructed by any development on this site. The Board of Zoning Appeals may enforce these conditions by injunctive relief with attorney fees.
6. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation District, or other agency as applicable. File written evidence of compliance with Federal or State agencies that were identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

Commitments of Approval:

Staff is recommending approval. If the Board assigns commitments, they shall be given, signed, and recorded with the DeKalb County Recorder's Office.

PLANS FOR C2722985
16010 PARKWAY STREET IN 46741



Date 11-14-24

46785 ST. JOE

1/4" = APPROX 20'

C.R. 56

490'±

900'±

← SECKERS PICKEL →

EAST PROPERTY LINE

GRAVEL DRIVE

30 X 40
STAFF ROOM

REST ROOM

22 X 32
OFFICE

OUT SIDE CONCRETE
60 X 100

150 X 100 WOOD SHED
24' EAV
1" - 12"

PREENGINEERED
STEEL BUILDING

36 X 48
ENGINE ROOM

40 X 200 OPEN SIDED
LUMBER STORAGE

SAWDUST
PILE

40 X 200 OPEN SIDED
LUMBER STORAGE

TAXED
NOV 18 2024

DeKalb County Department of Development Services
Planning, Building & GIS
301 S. Union St.
Auburn, IN 46706
Ph: 260-925-1923
Fax: 260-927-4791

FOR OFFICE USE ONLY:
File Number: 25-02
Date Application Filed: 11/20/2024
Fee Paid: 150.00
CC.

**Application for DEVELOPMENT STANDARDS VARIANCE
(Section 9.09)**

This application must be completed and filed with the DeKalb County Department of Development Services in accordance with the meeting schedule.

APPLICANT INFORMATION

Applicant's Name: (Jacob Farver) Weld It
Address: 1590 CR 23
Waterloo IN 46793
Telephone Number: 260 573 5914 E-Mail: Weldit services@gmail.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: Nick Gonzales
Address: 1960 S Lima rd
Kendallville IN 46755
Telephone Number: 260-541-0272 E-Mail: _____

REPRESENTATIVE INFORMATION (if different from applicant information)

Representative: _____
Address: _____
Telephone Number: _____ E-Mail: _____

Legal Ad Payment & Public Hearing Notifications: Applicant Owner Representative

Zoning Classification of Property: I2

Overlay District of Property (if applicable): _____

Address or common description of property:
1047 US 6
LOSVANA IN 46703

Legal description of property affected (or provide property deed):

What Development Standard are you seeking a variance for (setback, height, parking, etc.) and how to what extent (acreage, square footage, distance, number of lots, etc) BE SPECIFIC:
I am wanting to put up 350' of 10' tall black shadow fence up to store street and equipment in. The steel racks and equipment will set way above any 6 or 8' fence.

Standards of Zoning Ordinance requesting Variance from Developmental Standards from (Zoning Section Number and/or Specific Section from Article 5):

Section 5 - fence - 6ft max height

The Applicant must answer the following questions and establish reasons for each answer at the public hearing in order to obtain an accurate determination from the BZA. Please answer each question and give reasons for your answer.

A. Will the approval of this variance request be injurious to the public health, safety, morals, and the general welfare of the community?

Yes () No (✓) Why? Explain below:

I am wanting to store equipment and steel safely behind a 10' fence

B. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner if the petition is approved?

Yes () No (✓) Why? Explain below:

The property adjacent is field and will not be affected

C. Will the strict application of the terms of the Unified Development Ordinance result in practical difficulties in the use of the property involved in the petition?

Yes (✓) No () Why? Explain below:

the equipment and steel will set way above the 6 and 8' fence. I do not want it accessible from outside of fence

By my signature, I acknowledge the above information and attached exhibits, to my knowledge and belief, are true and correct. I also give permission for the Zoning Administrator to enter onto the petitioned property for inspections and take photos for the public hearing.

Applicant's Signature: Paul Sam

(If signed by representative for applicant, state capacity)

This Staff Report is prepared by the DeKalb County Department of Development Services to provide information to the Board of Zoning Appeals to assist them in making a decision on this Application. It may also be useful to members of the public interested in this Application.

SUMMARY FACTS:

APPLICANT: Weld-It, Jacob Farver

SUBJECT SITE: 1047 US Highway 6, Corunna

REQUEST: Development Standards Variance

PURPOSE: To allow for a taller chain-link fence than is allowed by Ordinance. The maximum height of a chain-link fence is 6 feet, and the petitioner is requesting a 10-foot chain-link fence.

EXISTING ZONING: I2, Low Intensity Industrial

SURROUNDING LAND USES AND ZONING: North: Farm Ground (A2)
 South: Commercial Businesses (R3, C1 & C2)
 East: Farm Ground (I2)
 West: Farm Ground (A2)

ANALYSIS:

*UDO Standards: Section 5.17 FW-06: Fence and Wall; Industrial, High Impact, and Airport Districts
This Fence and Wall Standards section applies to the following zoning districts: I1, I2, I3, HI, AP1 & AP2
The following fence and wall standards apply:*

- A. Location: Fences and walls are permitted anywhere on a property and are not subject to setback requirements except as noted below.*
 - 1. Fences:*
 - a. Fences shall not encroach on an existing right-of-way line along roadways.*
 - b. Fences shall only be placed in a drainage or utility easement with written permission from the easement holder.*
 - 2. Walls:*
 - a. Walls shall not be built forward of the proposed right-of-way line as noted in the Thoroughfare Plan.*
 - b. Walls shall not be placed in a drainage or utility easement.*
- B. Height:*
 - 1. Front Yard: Fences and walls shall not exceed six feet in height.*
 - 2. Side and Rear Yard: Fences and walls shall not exceed eight feet in height.*
 - 3. Exceptions: Fence and wall heights may be increased when required by Federal or State provisions.*
- C. Prohibitions: Razor wire fences are not permitted. An electrified fence is not permitted on a lot that is adjacent to any residential zoning district unless the electrified fence is separated from the residential district by a comparable nonelectrical fence.*
- D. Clearance:*
 - 1. Fences and walls shall meet all vision clearance standards in Section 5.57: Vision Clearance; General*
 - 2. No fence or wall shall block vision of an existing driveway.*

- The petitioner has purchased the property in 2024 and went through a rezone to allow for a welding business.

- The petitioner wishes to install a 10-foot chain link fence for the security of stored steel & equipment. By Ordinance, only a 6 foot & 8-foot fence is permitted. Thus, the petitioner is requesting a variance for 4 feet.

JURISDICTIONAL FINDINGS:

The petitioner has complied with the rules and regulations of the Board of Zoning Appeals in filing appropriate forms and reports.

1. Application completed and filed on **November 20, 2024**
2. Legal notice published in The Star on **December 31, 2024** with the publisher’s affidavit and receipt received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter from the County Board of Health, dated **November 21, 2024**
5. Letter from the County Highway Department, dated **November 21, 2024**
6. Letter from the Soil & Water Conservation District, dated **November 20, 2024**
7. Letter from the County Surveyor or Drainage Board, dated **November 20, 2024**
8. Letter from the DeKalb County Airport Authority is **not applicable**.

PROPOSED FINDINGS OF FACT:

*These Findings of Fact proposed by staff are based off the knowledge and understanding of the proposed project. If any one of **your** answers is followed by an asterisk, under State Law (IC 36-7-4-918.5) and Section 9.09 G (3) of the DeKalb County Unified Development Ordinance you must deny the request.*

1. Will the approval of the variance request be injurious to the public health, safety, morals and general welfare of the community? Yes ()* No (X)
The proposed increase to the height of the chain link fence will not be injurious to the public. The added height will add additional security to the materials and equipment stored on site for the business and should not impact neighboring properties. See letters from the various county departments without objection.
2. Will the use and value of the area adjacent to the property included in the variance request be affected in a substantially adverse manner? Yes ()* No (X)
The proposed increase to the height of the chain link fence will not adversely affect the neighboring properties. The neighboring properties are vacant land used for farming.
3. Will the strict application of the terms of the Unified Development Ordinance result in practical difficulties in the use of the property? Yes (X) No () *
The proposed increase in the height of the chain link fence is needed for the added security for the materials and equipment stored on site for the business. Without the additional height, the 6 foot or 8 foot permitted height would invite potential vandalism or robbery of materials or equipment.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

Conditions of Approval:

Staff is recommending approval and is recommending the following conditions:

1. The Board retains continuing jurisdiction of this from Development Standards Variance to assure compliance with all terms and conditions and/or impose additional conditions deemed necessary for health and safety.
2. A Development Standards Variance to allow the increase height of the chain-link fence to 10 feet is approved.
3. Comply with any applicable Environmental Standards as required in Article 5, 5.11; EN-01, in the Unified Development Ordinance.

4. No offsite drainage crossing said real estate should be obstructed by any development on this site.
5. No Certificate of Occupancy or Certificate of Completion shall be issued until the applicant files written evidence of compliance with any conditions of the DeKalb County Board of Health, DeKalb County Highway Dept., DeKalb County Drainage Board or DeKalb County Surveyor, DeKalb County Airport, DeKalb County Soil & Water Conservation, or other agency as applicable. File written evidence of compliance with Federal or State agencies where identified in the findings or conditions. The Zoning Administrator to determine when conditions have been met.

Commitments of Approval:

Staff is recommending approval. If the Board assigns commitments, they shall be given, signed and recorded with the DeKalb County Recorder's Office.

CR 9

10 ft fence



Existing bldg

US 6

76

77

78

