

Franklin County Board of Zoning Appeals Meeting – March 11th, 2026

Attendance

Paula Keller (BZA Chair), Bob Braun, Daryl Kramer, Terry Duffy (Vice Chair), Tom Wodtke, Geoff Wesling, Kaitlin Sterwerf-Banks, Paul Noble

Minutes

Paula Keller performed rollcall. All present.

Paula Keller made a motion to approve minutes from February 11th. All in favor; motion carried.

Hearings

02192026-V-01 – Jim Fullenkamp

Parcel: 24-13-05-400-003.000-016, located on Averdick St

Petition for Variance for an accessory garage structure, the proposed side yard setback to be 0.5 feet, and the rear yard to be 0.5 feet to 2 feet from the foundation of the building.

Paula Keller asked Kaitlin Sterwerf-Banks if all of the notifications were in order.

Kaitlin Sterwerf-Banks responded yes.

Jim Fullenkamp approached the board explained that he and his brothers are in the process of dividing the properties in their family. Fullenkamp showed the board where the property lines were going to be relocated.

Terry Duffy asked Kaitlin Sterwerf-Banks about the existing garage on the property line without a variance.

Paula Keller interjected and asked Rob Seig of Sieg Surveying how accurate the property lines are on the GIS.

Rob Seig explained that the plan in front of the board shows property lines that were surveyed by his company. Seig explained the current property layout, how Jim Fullenkamp's garage is currently over the property line, and explained how Fullenkamp hopes to create connectivity from Fullenkamp's house to his owned 10 acres.

Tom Wodke asked Seig, "If you're changing easements around, why would you not just make this an easement?"

Rob Seig said the reasoning for not making an easement was because Fullenkamp wanted to own the property.

Terry Duffy asked Kaitlin Sterwerf-Banks about the existing garage on the property line without a variance.

Kaitlin Sterwerf-Banks said she did not know when the garage was built, as it was not one she was not aware of.

Terry Duffy said, "So, we are being asked to change one non-conforming setback to two non-conforming setbacks, right?" Terry Duffy said that it would appear to him that the existing property appears to have room for proper setbacks. Duffy asked Seig, since they were already doing a stacked easement just to get to the property, would it not be easier to do another easement between the properties and achieve proper setbacks.

Rob Seig said Fullenkamp wants to own the property and only granted the previous easement to get to his parents' property. Rob Seig added that Fullenkamp wants to have ownership, so he can achieve contiguous connectivity to his land to the west, so he is trying to make true connectivity across to the other property.

Terry Duffy asked Tom Wodtke what The Town of Oldenburg thought about the property, the requested variances, and if the property was in residential zoning.

Tom Wodtke said Oldenburg does not have separate zoning. Tom Wodtke asked the applicant, Jim Fullenkamp, if he contacted the Town of Oldenburg regarding his intentions.

Fullenkamp said no.

Rob Seig clarified that they were asking for two variances for both the north and east.

Rob Seig responded that most people he knows prefer to have ownership over easements.

Rob Seig said that Fullenkamp wants to have ownership, so he can achieve connectivity to his land to the west, so he is trying to make true connectivity across to the other property.

Fullenkamp approached the board to explain the situation and his reasoning for requesting a variance rather than use easements.

Paula Keller asked anyone from the public had any questions on the matter. Paula Keller asked the board if they had any further questions.

Daryl Kramer made a motion to grant the variances requested. Kramer added, "The use and value of the area adjacent to property included in the variance will not affect in a substantial, adverse manner." Kramer said, since the other party owner(s) did not show up to voice any opinions, and the strict application of the terms of the zoning code would result in practical difficulties in the use of the property, that he would vote to grant the requested variances.

Due to lack of a second, the motion failed.

Terry Duffy explained that the proper setbacks could be achieved via easement. Duffy moved to deny the variances requested.

Tom Wodtke seconded.

Bob Brun, Paula Keller, Terry Duffy, and Tom Wodtke voted in favor. Daryl Kramer opposed. Motion passed.

02202026-V-02 – Edward Ison

Petition for Variance for a 30-foot by 50-foot pole barn to be 20 feet from the road (50 feet required in agriculture.)

Parcel: 24-07-02-300-001.003-012, located on Ison Rd

Paula Keller asked Kaitlin Sterwerf-Banks if all notifications were in order.

Kaitlin Sterwerf-Banks said yes.

Ed Ison approached the board to explain his reasoning for requesting a variance.

Daryl Kramer asked Ison about the drop off on the property.

Paula Keller asked Ison if moving the pole barn to the other site would afford him any more depth from the front.

Ed Ison said no and explained moving it to the other side would also put the pole barn closer to his neighbor, which he would rather not do.

Daryl Kramer asked Ison if there were any line-of-sight problems with the driveway.

Ison said no.

Terry Duffy asked Ison if this would be the only building on the property.

Ison said yes.

Terry Duffy asked Kaitlin Sterwerf-Banks if the property was zoned agricultural, and that a pole barn was permitted as a primary use.

Kaitlin Sterwerf-Banks said yes.

Paula Keller asked the public if they had any questions.

Tom Wodtke asked if the pole barn would have any utilities.

Ison said no, as it was going to be used for livestock. Ison added he could not discount adding electricity in the future, but, currently, he had no intentions of adding electricity.

Daryl Kramer asked Kaitlin Sterwerf-Banks what setback was for the side yard.

Kaitlin Sterwerf-Banks said 15 feet for the side setback, clarifying 50 for the front setback.

Paula Keller asked the board if they had any further questions.

Bob Braun moved to grant the variance. Daryl Kramer seconded. All in favor; motion carried.

Daryl Kramer asked to do a finding of facts for Ed Ison's variance. Kramer stated the following findings for granting the variance: (1) The pole bar would not create any line-of-sight problems with the road; (2) the topography of the property prevents placement of building pole barn elsewhere; (3) the use and the zone are agricultural; (4) the placement of the pole barn is not injurious to the health, safety, morals, or welfare of the community; (5) the use and value of the area adjacent to property will not be negatively affected; and (6) the strict application of the terms of the zoning code would result in the inability for Ison to put a building there and use his property

Daryl Kramer moved to approve the findings presented. Bob Braun seconded. All in favor; motion passed.

Findings of Fact - Monica Yane (Feb. 11th, 2026)

Tom Wodtke moved to approve the findings.

Bob Braun seconded. Terry Duffy abstained. All in favor; motion carried.

Rob Seig of Seig Surveying approached the podium again to request reconsideration of Fullenkamp's variances.

Paula Keller responded to Seig, saying, "As the BZA, our roll ... is to approve or deny." Keller added, "We are not here to offer any advice or professional opinions, in any way, to anybody who comes before us. That's not what we do."

Seig asked if the decision could be appealed.

Geoff Wesling responded that every decision by the BZA is appealable.

Seig said he did not see a possible way to meet the setback requirements without variances.

Daryl asked if they needed to approve the findings of fact for Jim Fullenkamp's denied variances.

Geoff Wesling said yes.

Paula Keller asked Terry Duffy if he would like to restate his motion.

Terry Duffy asked if Kaitlin Sterwerf-Banks could restate the findings.

Kaitlin Sterwerf-Banks replied, "The proper setbacks could be achieved via an easement." Sterwerf-Banks asked the board if there were any other details that they would like in the findings.

Terry Duffy asked Sterwerf-Banks what are the criteria.

Sterwerf-Banks replied, "[Approving the variance] would create another non-conforming setback."

Duffy added approval of the variance would create two, non-conforming setbacks. Duffy stated, "The strict application of the zoning code, here, I do not believe creates difficulties in the use of the property because they have property with which to do this."

Bob Braun made a motion to enter these in the findings of fact. Tom Wodtke seconded. Daryl Kramer opposed. All in favor; motion carries.

Adjournment

Daryl Kramer moved to adjourn. Bob Braun seconded.

Bob Braun

APC Board President

Kaitlin Sterwerf-Banks

APC Executive Director

Franklin County Board of Zoning Appeals Meeting Minutes February 11th, 2026

Attendance: Paula Keller, Daryl Kramer, Terry Duffy, Tom Wodtke, Bob Braun, Geoff Wesling, Kaitlin Sterwerf-Banks

Minutes

Tom Wodtke moved to approve the minutes as presented. Bob Braun seconded. All in favor. Motion carried.

01062026-V-01 – Petition for Variance for 2st Dwelling 561 sq ft (Two Story Single Family Dwellings require 800 sq ft (1,440 total) Living Space for A-2 Zone) & Petition for Variance for Two Dwellings on One Parcel

24105 Bullfork Rd, Oldenburg, IN 47036

Petitioner – Monica Yane

24-07-18-200-003.000-023

Terry Duffy recused himself.

Paula Keller asked Kaitlin Sterwerf-Banks if all of the notifications were in order. Sterwerf-Banks responded yes. Terry Duffy recused himself from the hearing. Monica Yane explained that this is a 5-acre parcel with a house and a smaller structure. Yane said that her and her husband own the property next door and that the property in question is surrounded by family members. Yane stated that the reason they chose this site for the cabin was because there was an existing bunker on the site that they built it. Yane explained that the property is owned by her daughter and son-in-law and that the structure was originally supposed to be for canning, but it was then designed for living for when Yane and her husband are too old to live on their own. Yane said that the reason that it is smaller than what is required for a dwelling was because they did not consider it do be a full dwelling, just something similar to an apartment over a garage. Yane asked for the two variances presented, pointing out that accessory dwelling units are becoming more popular, and there is a bill being discussed in the state to allow for these accessory building unit. Tom Wodtke asked for discussion about the septic. Yane said that she has a septic permit and there is a sand line system that has been put in. Bob Braun asked why the property could not be split with two deeds to make the property legal. Yane said they could, but they would prefer not to have to do that. Helen Vicente explained that all of the utilities are connected to her dwelling's. Braun asked what would happen if Vicente sold the property and the next owner would be responsible for two dwellings and would potentially want to sell one off – but the utilities are connected so that could cause issues. Daryl Kramer said that the BZA has granted variances for dwellings smaller than the required size – but not often for more than one dwelling on a property. Kramer said in his opinion, approving this variance would help the community and would not negatively affect the neighbors. Keller asked Geoff Wesling if the board had to vote on the variances separately. Wesling responded yes.

Bob Braun moved to accept the variance for a dwelling less than 900 sq feet. Daryl Kramer seconded. All in favor. Motion carried.

Daryl Kramer moved to accept the variance for two dwellings on one parcel. Tom Wodtke seconded. Kramer stated the following findings to the board:

Will not negatively affect the health, safety and welfare of the community.

Will not negatively affect property values.

Daryl Kramer moved to approve the findings. Tom Wodtke seconded. All in favor. Motion carried.

Findings of Fact for Hamstra

Terry Duffy returned to the meeting.

Daryl Kramer moved to accept the findings of fact for the Hamstra hearing. Terry Duffy seconded. All in favor. Motion carried. All in favor.

Adjournment

Daryl Kramer moved to adjourn the BZA meeting. Terry Duffy seconded. All in favor. Motion carried.

Paula Keller, BZA Chair

Kaitlin Sterwerf, BZA Recording Secretary

Franklin County Board of Zoning Appeals January 14th, 2026

Attendance

Paula Keller (BZA Chair), Bob Braun, Daryl Kramer, Terry Duffy (Vice Chair), Tom Wodtke

Minutes

Bob Braun moved to approve the minutes. Tom Wodtke seconded. All in favor. Motion carried.

Board Appointments

Daryl Kramer nominated Paula Keller to be the board president. Terry Duffy seconded. All in favor. Motion carried.

Tom Wodtke moved to nominate Terry Duffy as the vice chair. Daryl Kramer seconded. All in favor. Motion carried.

Hamstra

Paula Keller asked Kaitlin Sterwerf-Banks if all of the notifications were in order. Sterwerf-Banks responded yes. Terry Duffy moved to approve the application pending the execution of the stormwater contract being signed. Daryl Kramer seconded. All in favor. Motion carried.

Findings of Fact

Twin Forks Chapter

Tom Wodtke moved to approve the findings. Bob Braun seconded. All in favor. Motion carried.

Tincher

Terry Duffy moved to approve the findings. Daryl Kramer seconded. All in favor. Motion carried.

Adjournment

Bob Braun moved to adjourn. Daryl Kramer seconded. All in favor. Motion carried.

Paula Keller, BZA Chair

Kaitlin Sterwerf, BZA Recording Secretary