

DEKALB COUNTY DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING • BUILDING • GIS

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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, August 11, 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. Approval of Minutes: May 12, 2025
4. Old Business: None
5. New Business:

Petition #25-08 – Gospel Fair, LLC, Benjamin Coburn, requesting a Use Variance to allow for an outdoor agrotourism & family farm entertainment. The property is located on the west side of County Road 71, approximately one-tenth of a mile south of the intersection of County Road 71 & County Road 62, Saint Joe, Indiana and is zoned A2, Agricultural.

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

Next Meeting: September 8, 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, May 12, 2025

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, Andrew Provines, Rory Walker, and Wayne Funk.

Members absent: Jason Carnahan

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

Public in Attendance: Michael & Tammy Beagle

APPROVAL OF MINUTES:

Motion was made by Wayne Funk and Seconded by Rory Walker to approve the Minutes of March 10, 2025 as submitted. None opposed. Motion carried. Andrew Provines abstained due to being absent.

OLD BUSINESS: None

NEW BUSINESS:

Petition #25-07 – Michael & Tammy Beagle requesting a Development Standards Variance to allow for the reduction to the front yard setback for a detached garage. The proposed garage will be 69 feet from the center of County Road 8 and the required setback is 80 feet. The property is located at 1875 County Road 8, Ashley, Indiana and is zoned A1, Conservation Agricultural.

Chris Gaumer read the proposed petition and staff report stating why the proposed Development Standards Variance is needed. The garage will be 69 feet from the center of the road and is requesting a variance of 11 feet. He addressed that he had overlooked that the impervious surface coverage permitted is 15%. The maximum for A2 is 2,874.96 sq. ft. He stated as to why this property is meeting the maximum impervious surface coverage. He addressed that we need to add to the request the increase in the maximum surface coverage. He stated that he believed that the septic is to the west and north of the rear. This is why they need the variance to make any type of improvements to the property. He stated that he would be happy to answer any questions and Michael & Tammy are here as well.

Frank Pulver asked if Chris knew of any lot size minimums or maximums in 1974.

Mr. Gaumer stated that he assumed there was. He addressed that he would have to look at the old Master Plan.

Andrew Provines stated that this would be Legal Nonconforming currently. He stated that 5% more of impervious surface in his opinion would not be a big deal. He drove by the property today and on the east side of the property between the neighbors there's a lovely tree line. The neighbors can't see it and they shouldn't be bothered by the new garage.

Mr. Pulver stated that he was surprised that the lot size was this small.

Wayne Funk stated that looking at the neighboring properties they're all pretty much nonconforming.

Mr. Provines stated that maybe they all got exceptions back then.

Mr. Pulver asked if Michael or Tammy would like to approach the podium to address what the plans are.

Michael Beagle approached the podium stating the reasoning as to why this is needed. He addressed that the garage is needed because of extra storage for Mrs. Beagle's Mother. We need a place to move things for when she passes.

Mr. Pulver asked so this is going to be like a garage.

Mr. Beagle stated that he wanted to clarify it. It's going to be a Pole Building 960 sq. ft. used to store variance items due to there being nowhere else.

Mr. Funk questioned whether any additional driveways would be added to the new building.

Mr. Beagle stated that they have proposed making a driveway adjacent to the existing driveway in front of the proposed garage. There wouldn't be a new one coming off CR 8.

Rory Walker asked if there would be drainage sprouts to take care of the water.

Mr. Beagle stated that he believed there would be.

Mr. Walker stated that with this much impervious surface there will need to be a place for the water to go.

Mr. Pulver asked if where this building is being built are you incorporating the shed that's already there.

Mr. Beagle stated that the shed will be moved.

Mr. Walker asked why the barn couldn't be moved further north.

Mr. Beagle stated that there's an existing side room to the house.

Mr. Pulver asked if there were any further questions from the board. He opened the public portion of the hearing up to any comments for or against this petition. Hearing None. The public portion of the hearing was closed.

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 **April 11, 2025**
2. Legal notice published in The Star on **May 1, 2025** 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 **April 9, 2025**
5. Letter from the County Highway Department, dated **April 3, 2025**
6. Letter from the Soil & Water Conservation District, dated **April 1, 2025**
7. Letter from the County Surveyor or Drainage Board, dated **April 4, 2025**
8. Letter from the DeKalb County Airport Authority is **not applicable**.

FINDINGS OF FACT:

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 reduction to the front yard setback will not be injurious to the public. The detached garage will not impede any line of site for neighboring properties or impede the overall use of the property. Also, 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 reduction to the front yard setback will not adversely affect the neighboring properties. The neighboring properties are vacant land used for farming or single family residential.
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 reduction to the front yard setback is needed due to the existing home location and lot size subdivided in 1974 being too small.

PLANNING STAFF RECOMMENDATIONS/COMMENTS:

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 reduction to the front yard setback to 69 feet is approved. That the maximum Impervious Surface Coverage increase to 60% 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.
6. The eave spouts for the building are added so that the runoff is properly drained.

IT IS, THEREFORE, THE DECISION OF THE BOARD OF ZONING APPEALS THAT THIS VARIANCE FROM DEVELOPMENTAL STANDARDS, PETITION #25-07 IS HEREBY APPROVED WITH CONDITIONS ON THIS 12TH DAY OF MAY 2025.

Motion made by Andrew Provines, Seconded by Rory Walker.

Vote tally: Yes: 4

No: 0

Frank Pulver

Andrew Provines

Rory Walker

Wayne Funk

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 6:17 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: 25-08
Date Application Filed: 05/05/2025
Fee Paid: pdcc #
1834265

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: Ben Coburn
Address: 7166 County Road 62
St. Joe Twp 46785
Telephone Number: 260-438-2198 E-Mail: Ben@lateugorthe.com

OWNER INFORMATION (if different from applicant information)

Owner's Name: _____
Address: _____
Telephone Number: _____ 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: Agriculture

Overlay District of Property (if applicable): _____

Address or common description of property:

Property adjacent to 7166 county Rd 62 St. Joe Twp.
Parcel Id 11-11-24-200-008

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

Parcel Id 11-11-24-200-008. Agricultural Vacant Land

What use(s) are you requesting to have on the property and why:

See attached

I am requesting to use this property for an agricultural-based family attraction. This farm's intended use will include educational and recreational activities along with interactive farm animal exhibits. We will also have a large playground, Volleyball courts, cornhole boards and other outdoor activities, A large Garden, and Guided tours. We plan to offer light concessions and provide ample shaded and seating areas for visitors to enjoy the property. The goal is to be Dekalb county's first agrotourism family farm attraction. After searching our area and looking at other local farm-based business there is nothing else in the county offering what we plan to offer. While providing a safe and engaging environment for families and the community we hope our guests will enjoy nature, learn about farm life, and participate in healthy outdoor activities. Our plans for this farm will promote education, wellness and connection of community, while making productive use of the open land and also respecting the character of the surrounding area.

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:

Warm, low intensity Led lighting, Solar lighting As well

2. Height:

less than 12ft high. Ground lighting for garden and walkways. General main Areas less than 12ft.

3. Location:

B. Signage (if any):

1. Dimensions:

4ft x 3ft

2. Materials:

Rustic wood or composite w/ Kaleo Farms written simple tasteful

3. Placement:

10-15 feet from Road just inside main entrance

4. Lighting:

Solar powered illumination

C. Hours of

Operation (if any):

Friday would include General public from 10am - 8pm Saturday would offer a 9am message service, and general public from 10am - 8pm, Sunday would be the same open to public from 10am - 8pm.

D. Parking/Access (if any):

Designated on site parking at main entrance, will be accessible from County Rd 71. offering 342 spaces and overflow will also be available

Parking Classification (office use only)

E.

Landscaping/Buffer yards (if any):

Bufferyard Classification (office use only)

F. Number of Employees (if any): Seasonal employees 10-12 max

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:

the farm will not be injurious. It offers safe moral, educational and wholesome activities for the community, we will ensure compliance with all local safety standards.

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:

The farm will not adversely affect adjacent properties. it maintains agricultural character and boosts local agritourism minimal noise and traffic. will preserve neighbors peace.

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

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

The land is uniquely suited for agricultural open air community use due to its size and rural setting. Our proposal for the land will fall outside current permitted use - thus necessitating this request.

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:

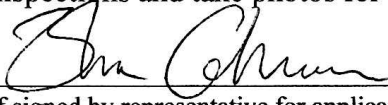
Rezoning would open property up to inappropriate for the area uses. I live next door and can ensure security is maintained. There are very few Agrotourism sites in DeKalb county and zero like I'm proposing to do with the space. The area is well suited for proposed vision.

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

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

It does not interfere with the comprehensive plan. It aligns with goals for agricultural and economic development.

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: 

(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:

PROPERTY OWNER: Gospel Fair, LLC, Benjamin Coburn

SUBJECT SITE: west side of County Road 71, approximately one-tenth of a mile south of the intersection of County Road 71 & County Road 62, Saint Joe

REQUEST: Use Variance

PURPOSE: To allow for an outdoor agritourism & family farm entertainment

EXISTING ZONING: A2, Agricultural

SURROUNDING LAND North: Single Family Residential (A2)

USES AND ZONING: South: Single Family Residential/Farm Ground (A2)
East: Farm Ground (A1)
West: Farm Ground (A2)

ANALYSIS:

In an A2, Agricultural, Zoning District, the UDO does not permit for or allow for the site to be used for outdoor agrotourism & family fam entertainment.

- The petitioner is requesting a Use Variance to allow for the property to be used for an agricultural-based family attraction. See attached proposed description of property.
- Lighting: Lighting will be within the site max. 12 feet in height.
- Signage: 4 ft. x 3 ft.(12 sq. ft.)
- Hours of Operation: Friday, Saturday & Sunday: 10 AM – 8 PM; Saturday would offer a message service at 9 AM.
- Parking: Access from CR 71. 342 spaces with overflow available
- Employees: Seasonal – 10 -12 employees

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 **May 9, 2025**
2. Legal notice published in The Star on **July 31, 2025** with the publisher's affidavit and receipt received.
3. Certificate of mailing notices sent and receipts given to staff.
4. Letter of no objection from the County Health Department, dated **May 22, 2025**
5. Letter of no objection from the County Highway Department, dated **May 13, 2025**
6. Letter of no objection from the County Surveyor, dated **July 3, 2025**
7. Letter of no objection from the Soil & Water Conservation District, dated **May 13, 2025**
8. Letter from the DeKalb County Airport Authority, if applicable 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 36-7-4-918.4) 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 use, as proposed, should not be injurious to the community.
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.
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. There are a few agritourism sites in DeKalb County. The proposed use is not permitted.
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 Use Variance is needed for reasonable use of the property. There are a few agritourism sites in DeKalb County. The proposed use is not permitted.
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:

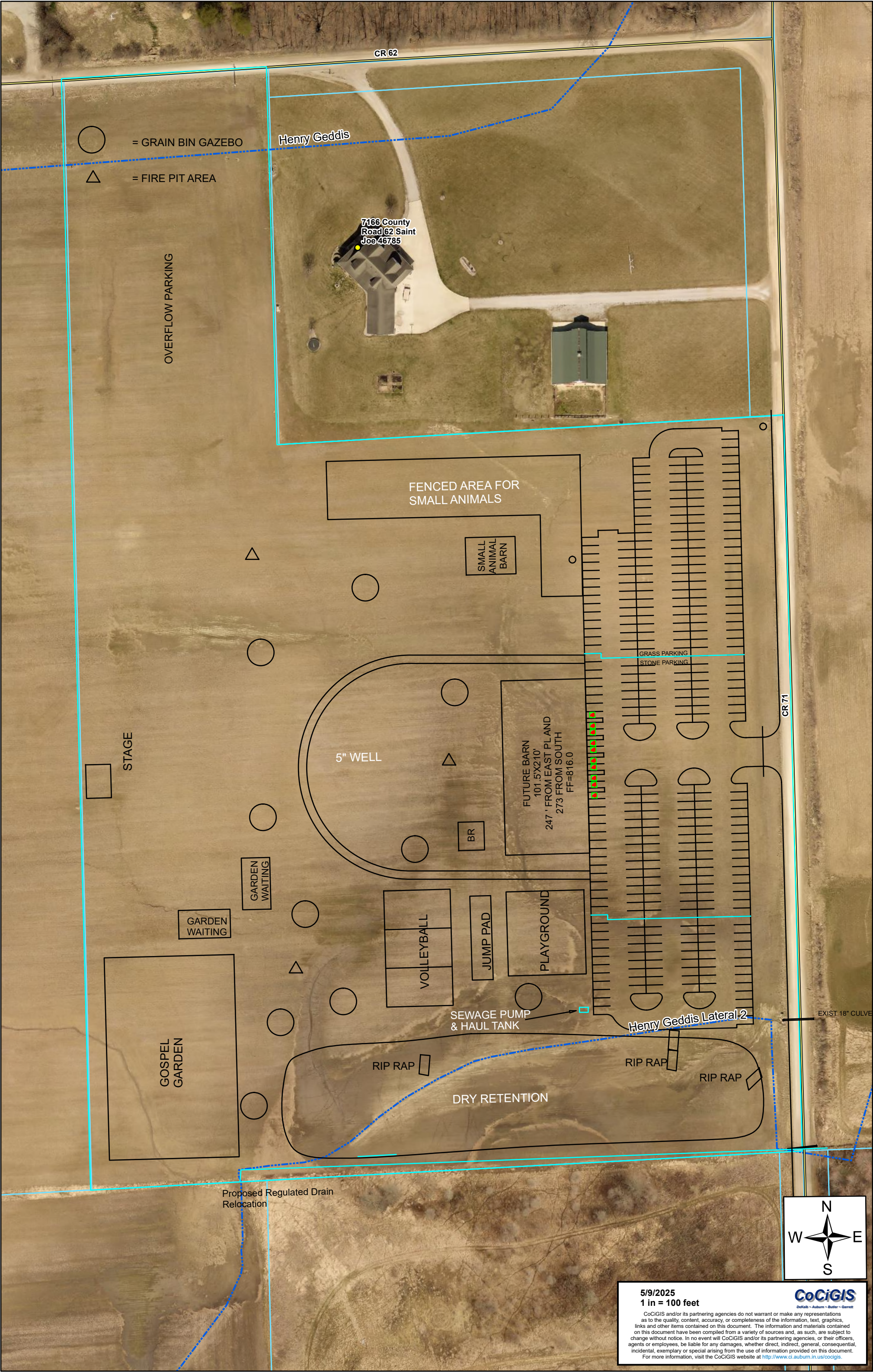
Conditions of Approval:

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 an agricultural based family attraction, as described during the meeting.
3. 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.
4. 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.
5. Property owners or visitors may not object to the farming operations surrounding the property. Furthermore, they may not object to the potential dust from CR 71.
6. IDEM's Construction Stormwater General Permit will be required for development and a Stormwater Pollution Prevention Plan will need submitted to the Soil & Water Conservation District before development of the property.
7. Reconstruction of the Henry Geddis Lateral 2 Drain No. 157-02-0 shall be completed prior to the property being open to the public.
8. Should the use no longer be operational, the land must be returned to its pre-development conditions.

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.



○ = GRAIN BIN GAZEBO
△ = FIRE PIT AREA

Henry Geddis

7166 County
Road 62 Saint
Joe 46785

OVERFLOW PARKING

FENCED AREA FOR
SMALL ANIMALS

SMALL
ANIMAL
BARN

GRASS PARKING
STONE PARKING

STAGE

5" WELL

BR

FUTURE BARN
101.5'X210'
247' FROM EAST PLAND
273' FROM SOUTH
FF=816.0

GARDEN
WAITING

GARDEN
WAITING

GOSPEL
GARDEN

VOLEYBALL

JUMP PAD

PLAYGROUND

SEWAGE PUMP
& HAUL TANK

RIP RAP

DRY RETENTION

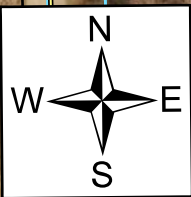
RIP RAP

RIP RAP

Henry Geddis Lateral 2

EXIST 18" CULVE

Proposed Regulated Drain
Relocation



5/9/2025
1 in = 100 feet

CoCiGIS
DeKalb - Auburn - Butler - Garrett

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Kaleo farms is envisioned as a community retreat that celebrates faith, fun and family. At the heart of our project is a Saturday morning Message (church) service. Along with a Garden where Visitors can walk through to learn the Gospel. Guests will also be invited to Savor short order foods and relax in one of our shaded seating areas. We also want to be a hub for family friendly activities and lively recreation. The grounds will feature a well-equipped playground, and a three-court sand volleyball court. A jump pad and a corn Pit to ensure there is plenty of space for both kids and adults. Yard games will dot the landscape providing opportunities for friendly competition and community interaction. A special Highlight will include our mini farm animals and petting area where visitors can meet and interact with our mini animals.

We plan to be open from 10-8pm on weekends (Friday Saturday and Sunday) Seasonal

Menu Offerings and Cooking Methods

1. Grilled Burgers & Hot dogs- Prepared on an outdoor propane Grill
2. Cotton Candy- Prepared on an Electric Cotten candy maker
3. Salads and seasonal Fruit cup- No cooking
4. Beverages – Bottled drinks and Fresh lemonade- No cooking
5. Chips, Candy and prepackaged snacks- No cooking
6. Ice Cream- Prepared In a commercial grade Ice cream maker
7. Popcorn – Made in a commercial grade electric popcorn maker

Peak number of meals Served per day: we estimate 1,000 meals served per day during peak hours (weekends, special events)

Number of Seats available for Dining: we will offer 250 seats, Including picnic-style outdoor seating and covered areas.

We will be using paper products and disposable silverware there will only me cooking utensils that need washed daily. No laundry will be done on site.

We do not plan to do carryout meals at this point in time.

Worship Area

Stage: we will have a 10 x20' Stage that is 2 ft off the Gound with a set of stairs for entry at each end (2 in total).

Seating: We are hoping for 100-300 people to attend our Saturday morning Worship service We will have Bench style seating at 12 feet long roughly 6 people per bench. we are

going to offer 50 Benches for seating as well as lawn or bring your own chair seating as overflow.

Seating layout: we will offer 5 benches in 10 rows with an aisle of 4 ft between each section.

Restrooms: We will offer a standard divided Restroom building for all our guests, with 4 stalls two sinks in the women's restroom and two stalls, two urinals and 2 sinks in the men's restroom. Both rest rooms will offer a changing station. And be available during open hours. No showers on site.

Animals: We will have a 45ft x 55ft small animal barn for up close view and petting. Each Mini animal will be housed in a larger main barn and brought into the petting viewing area; each area of the petting barn will be 15ftx 15ft stall. A total of 6 stalls for the barn 3 on each side of a 12ft walkway.

* The Farm will only house MINI animals. There are Dwarf goats, Mini Highland cows, Mini Horses, Ducks and Chickens*

Guests are invited to see our animals up close in our mini animal barn that will be supervised by Farm personal during open hours.

Employees: we will employee 4 full time employees and 8 Part time employees.

Jump Pad: There will be a commercial Jump pad that is 30'x 70' that will also be monitored by staff at all times of operational hours.

Events:

We will be only doing theme night events and potentially a food truck night. No Weddings or other large events will be offered.