

Agricultural Rental Hall Wedding and Event Venues Party Barns

**INDIANA BUILDING ACADEMY CONFERENCE
NOVEMBER 12, 2019**

**SALLIE DELL FAHEY, EXECUTIVE DIRECTOR AREA PLAN
COMMISSION**

MIKE WOLF, BUILDING COMMISSIONER, TIPPECANOE COUNTY

**PAT GRIMES, PROJECT MANAGER/CODE CONSULTANT, CUBE &
COMPANY, INC.**

Agricultural Rental Hall Wedding and Event Venues Party Barns

ISSUES

LAND USE APPROVAL

BUILDING CODE COMPLIANCE & CODE VARIANCES

BUILD THEN ASK FOR FORGIVENESS

SEPTIC SYSTEMS

FOOD SERVICE

DRIVEWAY PERMITS

STORMWATER MANAGEMENT

NOISE

THE STABLES EVENT CENTER BOND CASE STUDY

Started as a zoning violation

Special Exception approved by BZA

April 26, 2017

No permits filed or approved for the BZA approved event barn. Events were still being held, zoning enforcement revived. Use could not be established within 1 year of grant of special exception. Special Exception expires

April 26, 2018.

Temporary event permit issued with tent and porta-potties

April 23, 2018

Use established and special exception did not expire

Driveway easement recorded – condition of special exception

September 19, 2018

County Driveway Permit

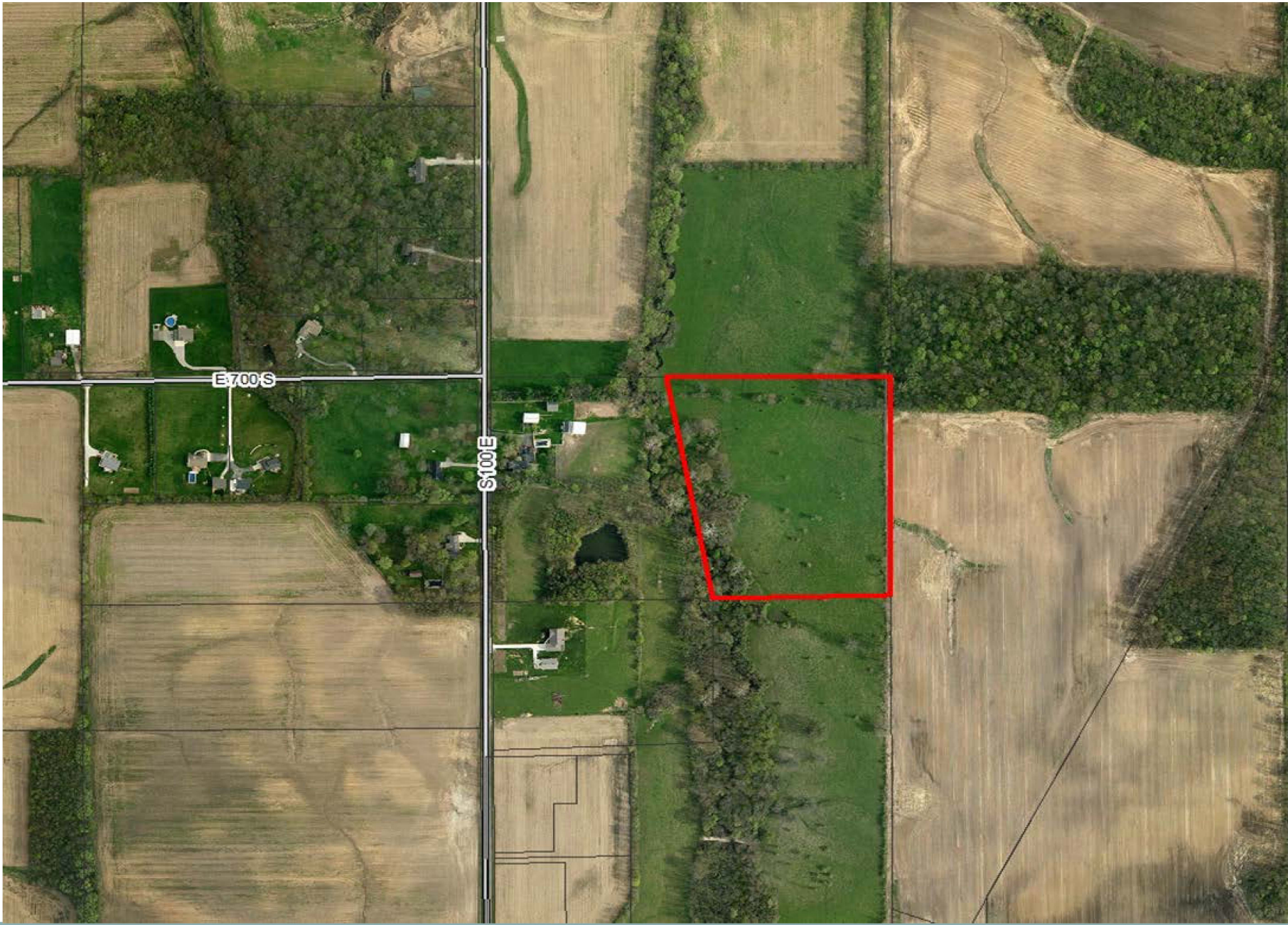
March 23, 2019

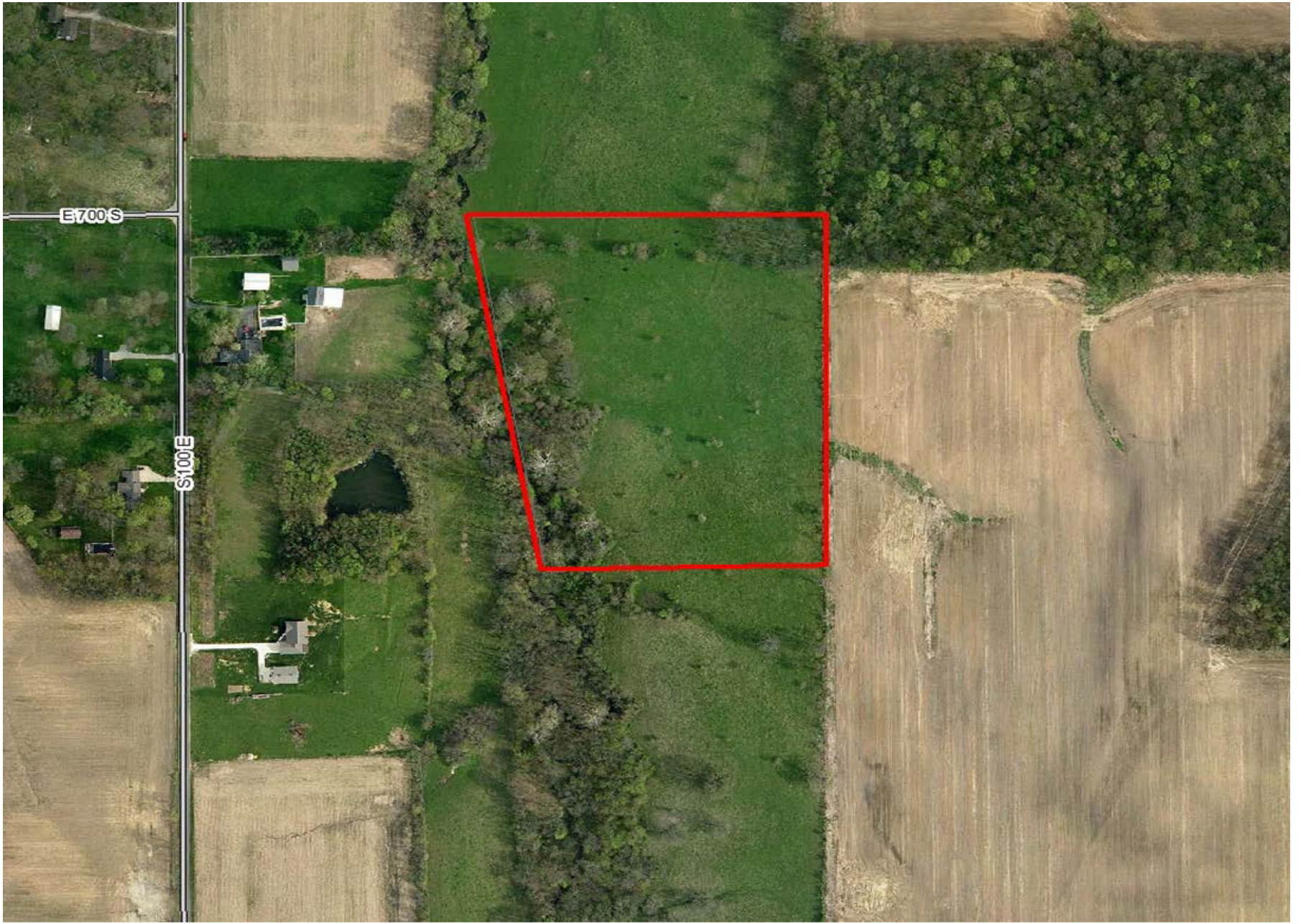
State Foundation Release

March 25, 2019

THE STABLES EVENT CENTER BOND CASE STUDY (cont.)

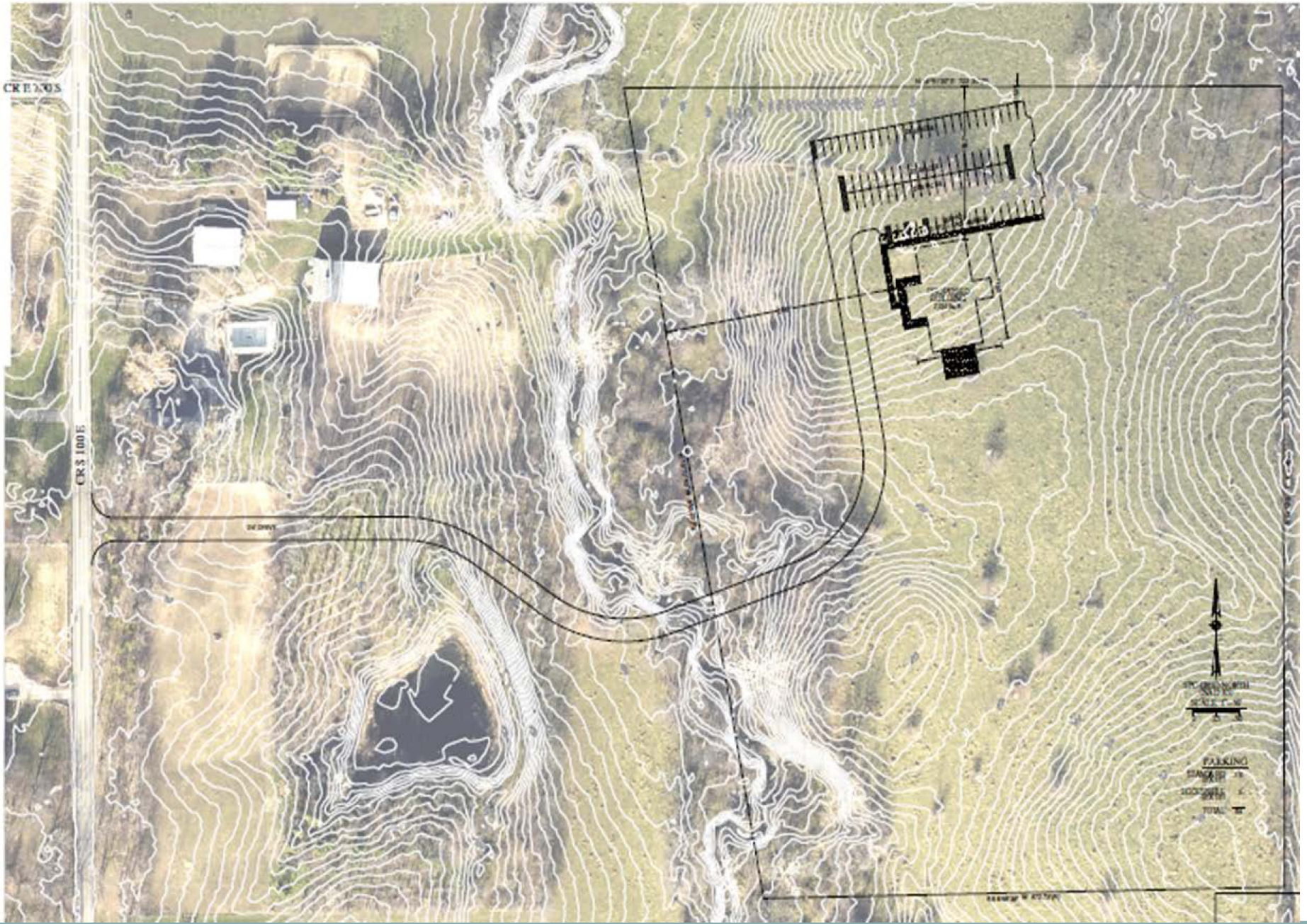
County Surveyor stormwater approval	May 13, 2019
County Foundation Only Permit	May 13, 2019
Commercial Septic Permit – State & Co. Health Dept. includes kitchen and bar compliance	July 23, 2019
State Release	July 23, 2019
Tippecanoe County Building Permit	July 23, 2019
Plans Approved by Township Fire Dept.	August, 20 2019
Last inspection to allow sheet rock	October 10, 2019





CREAS

CRS 100 E



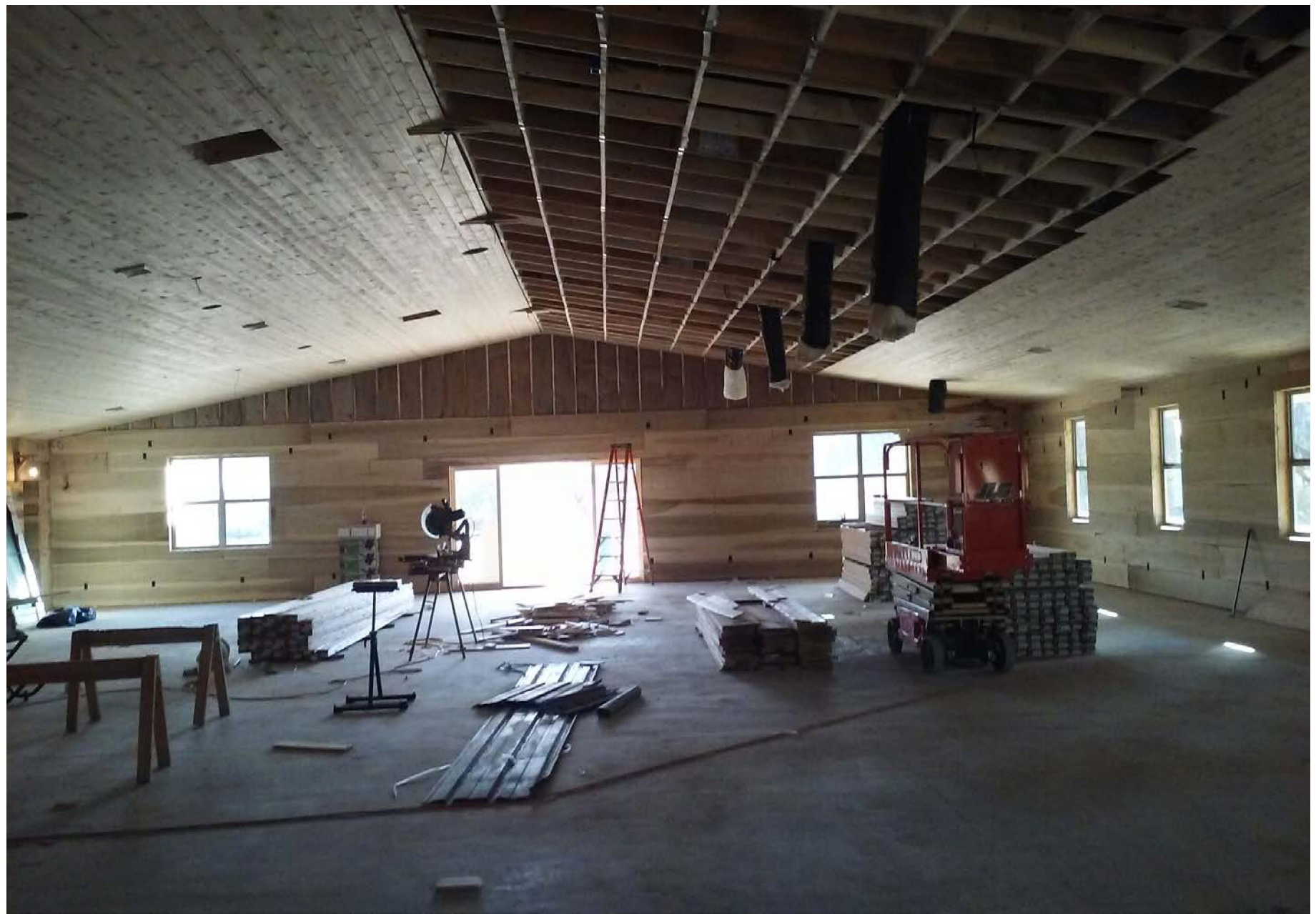
PARKING	
STANDARD	20
HOV 2+ VEH	10
TOTAL	30

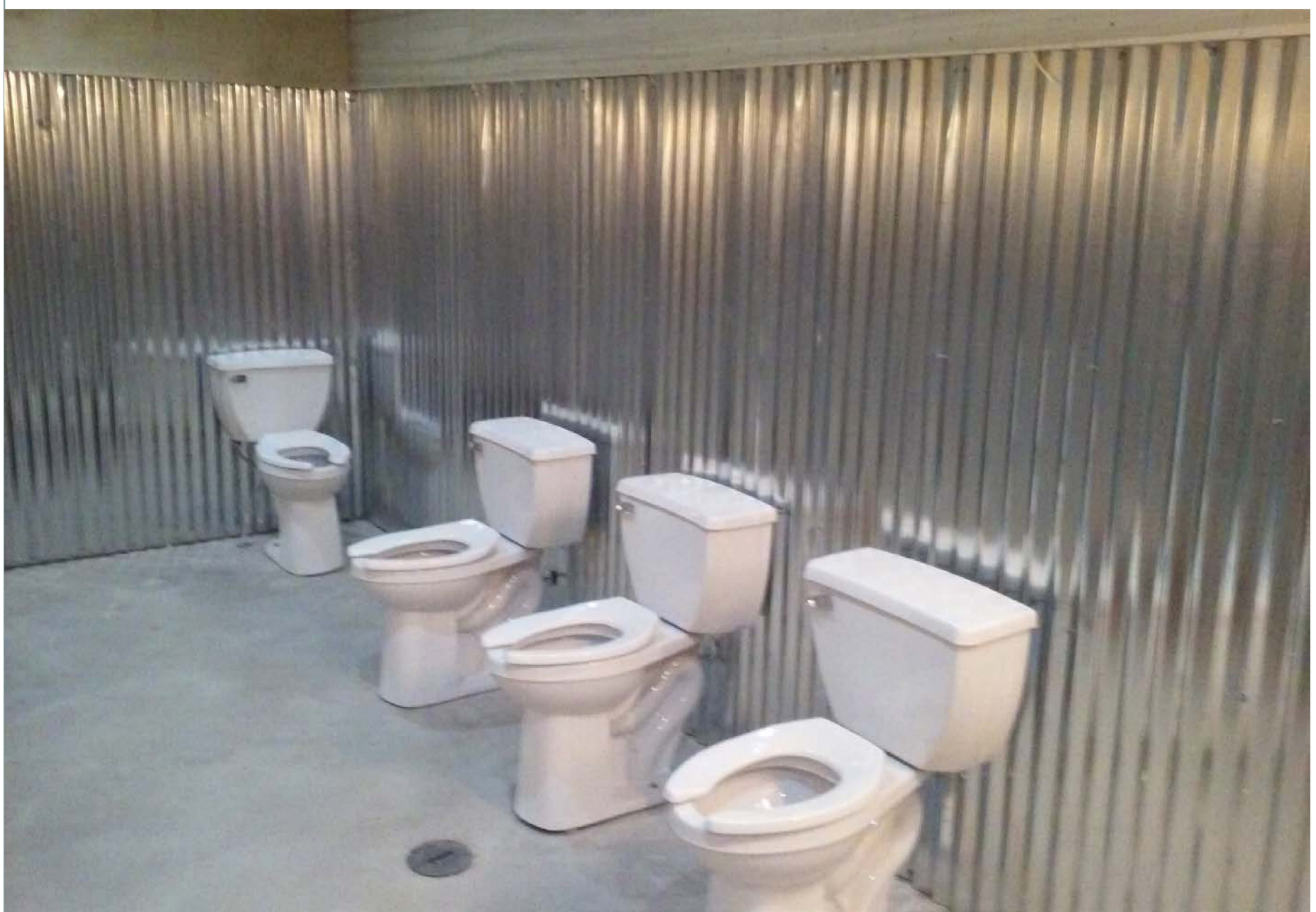
© 2000 W. K. King





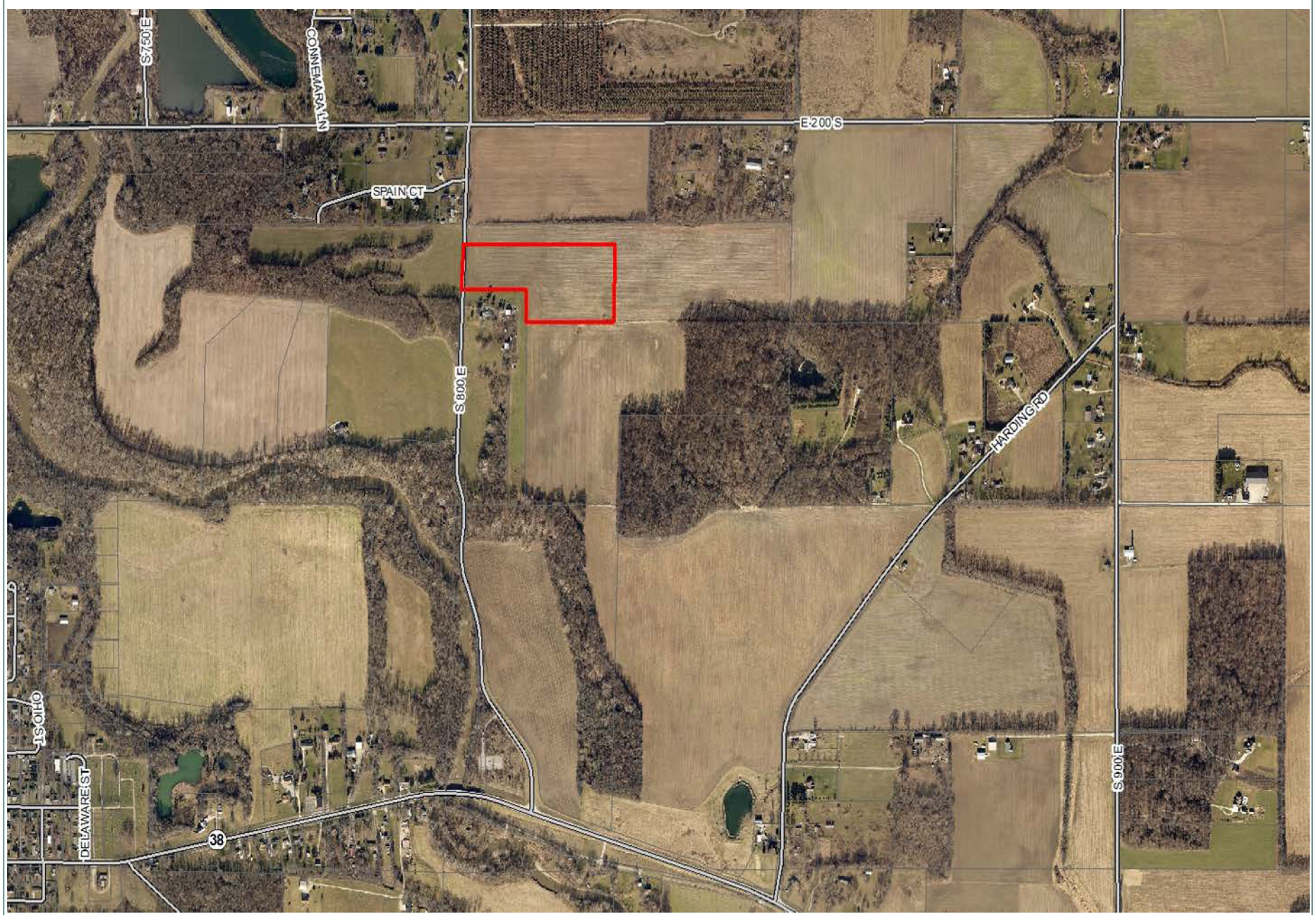


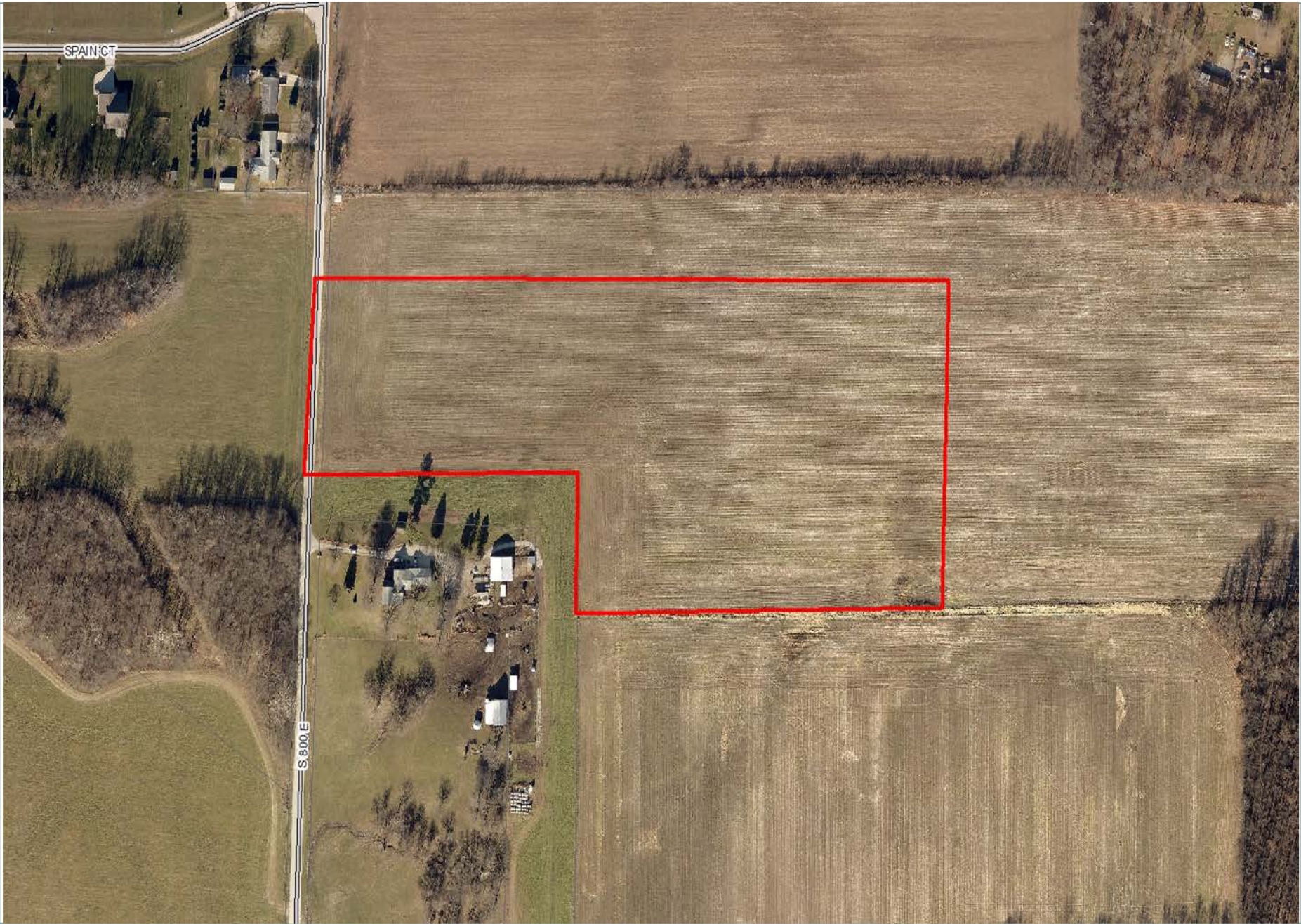


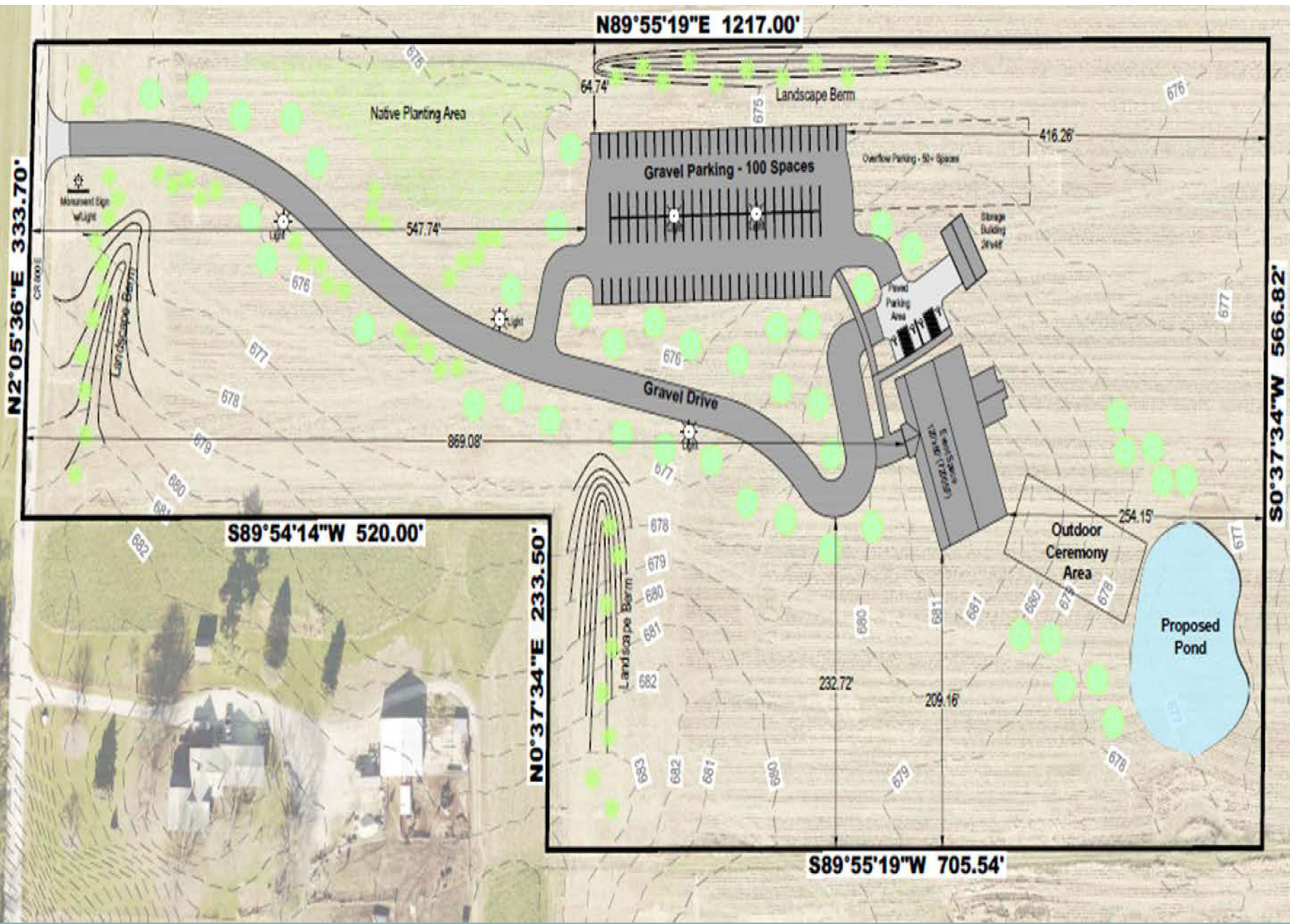


New Journey Farms Case Study

Special Exception approved by BZA	October 24, 2018
State Release	December 18, 2018
County Driveway Permit	March 4, 2019
County Surveyor Stormwater Approval	April 1, 2019
Commercial Septic Permit – State & Co. Health Dept. Includes kitchen and bar compliance	April 2, 2019
Tippecanoe County Building Permit	April 2, 2019
Certificate of Occupancy	September 12, 2019







N89°55'19"E 1217.00'

N2°05'36"E 333.70'

CR 000E

Monument Sign
Wedge



Native Planting Area

64.74'

Landscape Berm

416.26'

Gravel Parking - 100 Spaces

Overflow Parking - 50+ Spaces

Storage Building
21x44'

Pond Parking Area

Gravel Drive

547.74'

869.08'

S89°54'14"W 520.00'

N0°37'34"E 233.50'



232.72'

209.16'

Outdoor Ceremony Area

254.15'

Proposed Pond

S89°55'19"W 705.54'

S0°37'34"W 566.82'





Gaytan “Big Red Barn” History

- BP issued to construct a pole barn to store equipment for his masonry business – ag building
- Didn't build the building shown in the approved plans
- Completed construction without proper inspections
- Started using the pole barn as a commercial ag rental hall
- Filed for a special exception for approval of an Agricultural Rental Hall
- Special exception denied by Board of Zoning Appeals
- Parties continue – neighbors complain - owner claims they are family events not public or commercial
- Sheriff involvement is ineffective except for underage drinking



MILLER DR

SHAFER DR

LINDA LN

GERTRUDE LN

MARIMAK DR

EASTBROOK DR

N 500 E

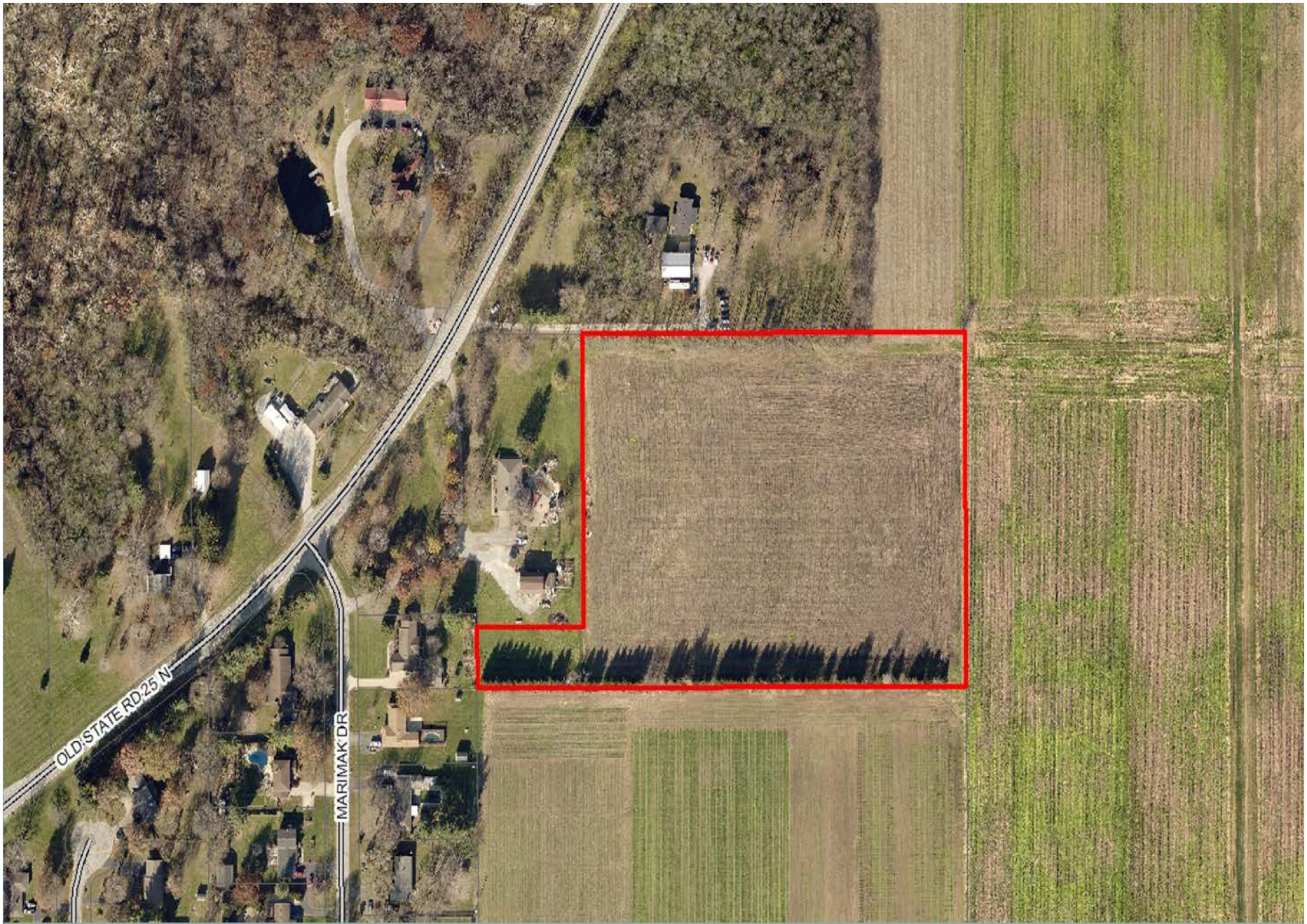
DELP LN

N 510 E

E 450 N

E 500 N

OLD STATE RD 25 N



OLD STATE RD, 25 N

MARIMAK DR



MICHAEL & JESSICA VALLEJO
76-03-08-001-001-001
4.28 ACRES

MARY & MARILYN THOMPSON
76-03-08-001-001-002
4.88 ACRES

MITCHELL & JULIA MORGAN
MARGARET DE LA LIZ MORGAN
76-03-08-001-001-003
2.77 ACRES

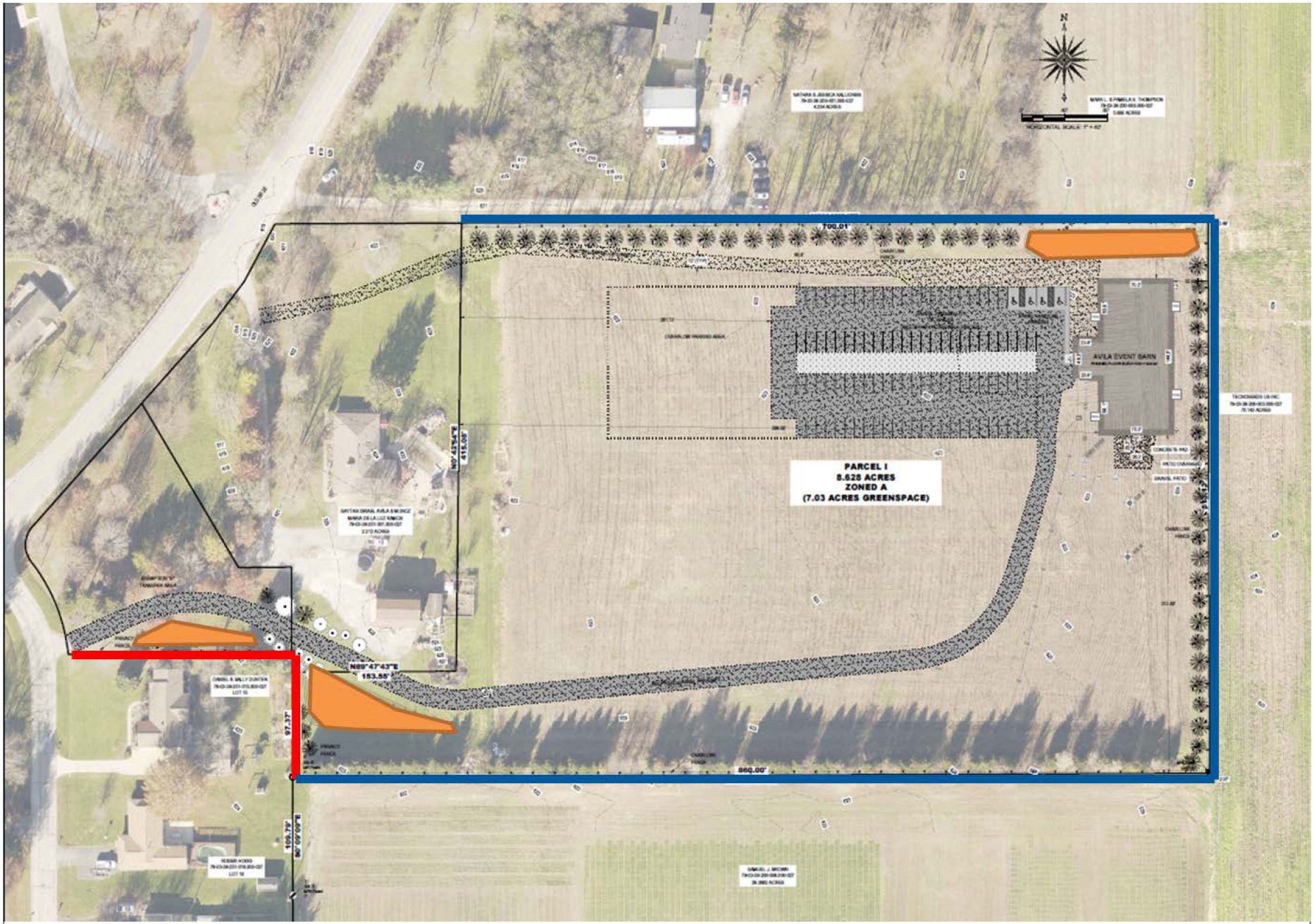
PARCEL I
8.528 ACRES
ZONED A
(7.03 ACRES GREENSPACE)

TAKEN OVER 18 AC.
76-03-08-001-001-007
71.74 ACRES

DANIEL & WILLY THOMPSON
76-03-08-001-001-004
LOT 16

WALTER W. MOSE
76-03-08-001-001-005
LOT 16

DANIEL J. BROWN
76-03-08-001-001-006
26.982 ACRES









Gaytan “Big Red Barn” Remaining Issues

Not built as a Class 1 building

No state release

Didn't call for proper inspections

No commercial septic system with state or local approval

No commercial or approved drive permit for the use

Zoning approval denied

Noise

Public nuisance

Discussion

Contact Information

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