



DPS Board of Zoning Appeals
UVAR Use Variance Application

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Applicant

Applicant Name: Sunbirds RV Resort & Village, LLC

Address: 8882 W Maple Grove Road City: Andrews State: IN Zip: 46702

Email (type or print): [REDACTED] Phone: (260) 414-1978

Property Ownership

☐ Same as applicant

Owner Name: Michael Hoyt Weaver

Address: 8882 W. Maple Grove Road City: Andrews State: IN Zip: 46702

Email (type or print): [REDACTED] Phone: (260) 414-1978

Primary Contact Person

☐ Same as applicant

All staff correspondence will be sent only to the designated primary contact person

Primary Contact: Thomas M. Niezer

Address: 215 East Berry Street, P. O. Box 2263 City: Fort Wayne State: IN Zip: 46801-2263

Email (type or print): [REDACTED] Phone: (260) 423-8898

Property Details

Project Address: 11850^W Yoder Road - NW & SW 1/4 of Section 28, T29N, R11E

Current Use of Property: Agriculture

Describe the proposed use/development in detail (attach additional page(s) if necessary)

An upscale gated campground with 449 sites, community building and recreational facilities.

Filing Requirements

☒ Non-refundable Filing Fee

☒ Detailed Site Plan

☒ Complete Application

Acknowledgements and Signatures

- I/We understand and agree, upon execution and submission of this application, that I/We agree to abide by all provisions of the applicable zoning ordinance to the property (unincorporated Allen County, City of Fort Wayne, Town of Grabill, Town of Huntertown, Town of Monroeville, or City of Woodburn), as well as all procedures and policies of the applicable Board of Zoning Appeals (Board); as may be reviewed by the applicable Hearing Officer (HO).
- In addition, I/We acknowledge that if the Board/HO approves this request that the Board/HO may impose certain conditions of approval and/or impose a written commitment as part of the Board/HO decision.
- In addition, I/We affirm that the above information is true and accurate and that if any information submitted is false or inaccurate, then Board/HO may deny my request.
- In addition, I/We hereby authorize and consent to the on-site inspection of the property subject to this zoning application by the Department of Planning Services for the purposes of verifying the information in this application and for purposes of determining compliance with the applicable zoning ordinance.

Michael Weaver
printed name of applicant

[Signature]
signature of applicant

7-7-26
date

Michael Weaver
printed name of property owner

[Signature]
signature of property owner

7-7-26
date

STAFF USE ONLY

Received	Receipt Number	Hearing Date	Petition Number
<u>July 7</u>	<u>149 626</u>	<u>Aug 19 2026</u>	<u>UVAR-2026-0029</u>





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Legal Test Questions

The Board of Zoning Appeals (Board) or Hearing Officer (HO) may consider **use variances** pursuant to IC 36-7-4-918.4, and must make a written determination that the request meets the following criteria (described as legal tests) in order for the request to be approved. Provide your responses for consideration by the Board/HO in review of your application:

(for appropriate consideration, please do not put single word answers or N/A in response to the questions)

- (1) Explain how the approval will not be injurious to the public health, safety, morals, and general welfare of the community

Water will be supplied by commercial wells. Sanitary sewers shall be state approved and will be treated by the City of Fort Wayne. The campground will be regularly inspected by the Indiana State Department of Health, under Rule 410, IAC, 6-7.1.

- (2) Explain how the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner

This use will not conflict with the adjacent farming operations and will be residentially occupied, but at a higher density.

- (3) Explain how the need for the variance arises from some condition peculiar to the property involved

This property will provide outdoor recreation in an existing A-1 zoning district. A-1 zoning is required for a campground, with a use variance.

- (4) Explain how the strict application of the terms of the ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought

This property is currently used for row crops. The farm auction earlier this year cut up the existing farm and left this property with an unusual shape of narrow pieces of ground. A non-functioning drainage tile system, tree rows, a 10 acre woods, power transmission lines and deep erosion ruts make this property very marginal for a modern farming operation.

- (5) Explain how the approval does not interfere substantially with the All In Allen Comprehensive Plan or any other plan duly adopted by the applicable legislative body of the planning jurisdiction (unincorporated Allen County, Fort Wayne, Hometown, Grabill, Monroeville or Woodburn)

This area of Allen County is quickly transitioning to a Rural Residential area, as defined by the Allen County Comprehensive Plan. Recreational facilities are listed as a "Secondary Land Use."





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Additional Applicant Acknowledgements and Site Questions

Applicant Initials: AKW Applicant is responsible to review for any applicable private restrictive covenants or deed restrictions
DPS does not review or enforce private covenants

Is this property served by public or private (septic) sewer: ☒ Public ☐ Private (septic)

Expected timeframe to complete the development and/or establish the use: Summer of 2027

Operation Information (for proposed uses other than a one or two-family dwelling)

N/A ☐ If this request is for a One or Two-Family Dwelling Use, mark N/A and skip all remaining questions

ALL existing and or proposed buildings, structures, nonresidential outdoor activity areas, outdoor storage, freestanding signs, and parking or outdoor display areas must be shown and labeled on the site plan. Contact DPS staff with questions.

Is the site located adjacent to a residential district? ☐ Yes ☐ No **A-1 Zoning**

Landscaping (Screening and Buffering Standards)

Has a landscaping plan been provided as a part of this proposal? ☒ Yes: a landscape plan has been included for review (including existing landscaping)
☐ No: applicant confirms intent to meet any applicable standards at permitting stage
☐ No: no landscaping is required as a part of this application (verify with staff)
☐ Other: _____

Activity areas; will this project involve any of the following?

Parking Area ☐ No ☒ Yes (number of paved spaces: 24)
Indicate paved or gravel on site plan ☐ Gravel ☒ Paved/Other

Outdoor Storage Area ☐ No ☒ Yes (overall square footage: 3,200 SF)
Indicate paved or gravel on site plan description of storage item(s): Landscaping equipment & materials
stored on: ☒ Gravel ☐ Paved/Other

Other Activity Area ☒ Overhead doors on a building or loading/docking bay (maintenance building)
Indicate area(s) on site plan ☐ Drive-through facility
☐ Eating/drinking/smoking areas (for a restaurant)

Outdoor Display of Items for Sale ☒ No ☐ temporary ☐ permanent
[description: _____]

Signs

Sign One
☒ Freestanding ☐ Wall ☐ Other*
☐ Existing ☒ Proposed
☐ Illuminated** ☒ Non-illuminated
Electronic message/changeable copy**
☒ No ☐ Yes
Sign Copy Area (Square Footage):
16 SF
Overall Height (if freestanding): 4'

Sign Two ☐ N/A
☐ Freestanding ☐ Wall ☐ Other*
☐ Existing ☐ Proposed
☐ Illuminated** ☐ Non-illuminated
Electronic message/changeable copy**
☐ No ☐ Yes
Sign Copy Area (Square Footage):

Overall Height (if freestanding): _____

Sign Three ☐ N/A
☐ Freestanding ☐ Wall ☐ Other*
☐ Existing ☐ Proposed
☐ Illuminated** ☐ Non-illuminated
Electronic message/changeable copy**
☐ No ☐ Yes
Sign Copy Area (Square Footage):

Overall Height (if freestanding): _____

*If "other" sign type selected, provide description: _____

**Illuminated and/or electronic message center (changeable copy) signs will require separate review for applicable standards.



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Building(s) (Provide Details for Each Building):

☐ N/A Building One ☐ Existing ☒ Proposed Square footage: <u>9,440 SF</u> Height (to peak of roof): <u>24'</u> ft # of stories (above ground): <u>One</u> Describe proposed (or existing) use: <u>Community Building</u>	☐ N/A Building Two ☐ N/A ☐ Existing ☒ Proposed Square footage: <u>320 SF</u> Height (to peak of roof): <u>16'</u> ft # of stories (above ground): <u>One</u> Describe proposed (or existing) use: <u>Pool Restrooms</u>	☒ N/A Building Three ☒ N/A ☐ Existing ☐ Proposed Square footage: _____ Height (to peak of roof): _____ ft # of stories (above ground): _____ Describe proposed (or existing) use: _____
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Lighting*

☐ N/A Will site lighting be provided? ☐ Wall-pack ☐ Freestanding (max height): _____ ft

*Site lighting subject to specific standards; sharp-cut-off and downward directed required; photometric plan may be required upon final permitting review. Lighting around Community Building & Yoder Road entry

Waste Receptacles

☐ N/A Will there be an exterior waste receptacle on this site? ☒ Commercial (large) (show on site plan; setbacks and screening apply) ☐ Residential (small) Dumpsters beside Maintenance Building

Floorplan

☒ N/A Calculate the total square footage of interior business operations: ☐ No interior operation(s) ☐ Interior office/operation/storage space: _____

Days and Hours of Operation

☒ N/A Provide the days of operation: ☐ Mon ☐ Tue ☐ Wed ☐ Thu ☐ Fri ☐ Sat ☐ Sun

Provide information on the general hours of operation: _____

Employees

☐ N/A Including the applicant/owner, what is the expected number of on-site staffing? ☒ Full Time: 4 ☒ Part Time: 3

Additional Detail if needed: _____

Noise

☐ N/A Describe the noise level generated with the proposed use: ☐ None at all ☒ Some noise (describe): Children playing ☒ Considerable noise (describe): Occasional concerts

Attach Additional Pages as Needed

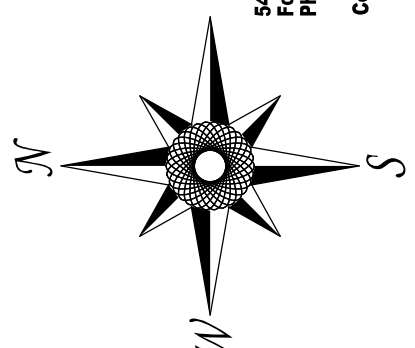


SUNBIRDS RV RESORT & VILLAGE

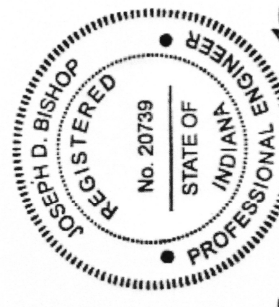
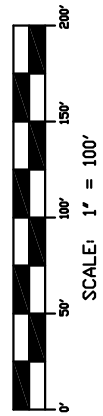
Part of the Northwest and Southwest Quarters of Section 28, Township 29 North, Range 11 East, Lafayette Township, Allen County, Indiana. Containing 80.31 Acres.

NARRATIVE

Sunbirds will be an upscale seasonal resort for "campers", open from late April to early November each year. It is designed for snowbirds (people who migrate south in the winter) to have the same stress free lifestyle in the summertime. Sunbirds will provide the lively community of activities, relaxation and friends they enjoy in the south. Many active young families will also spend there summers here. Lots will be leased on a long-term basis.



J. D. Bishop
Engineering & Development
5406 Cresthill Drive
Fort Wayne, Indiana 46804
Phone: (260) 769-5332
Contact@BishopEngineer.com



Joseph D. Bishop

HOME SITE SECTIONS

- | | |
|-------------|-----------|
| Section 'A' | 31 Sites |
| Section 'B' | 46 Sites |
| Section 'C' | 106 Sites |
| Section 'D' | 58 Sites |
| Section 'E' | 44 Sites |
| Section 'F' | 119 Sites |
| Section 'G' | 45 Sites |

TOTAL 449 Sites

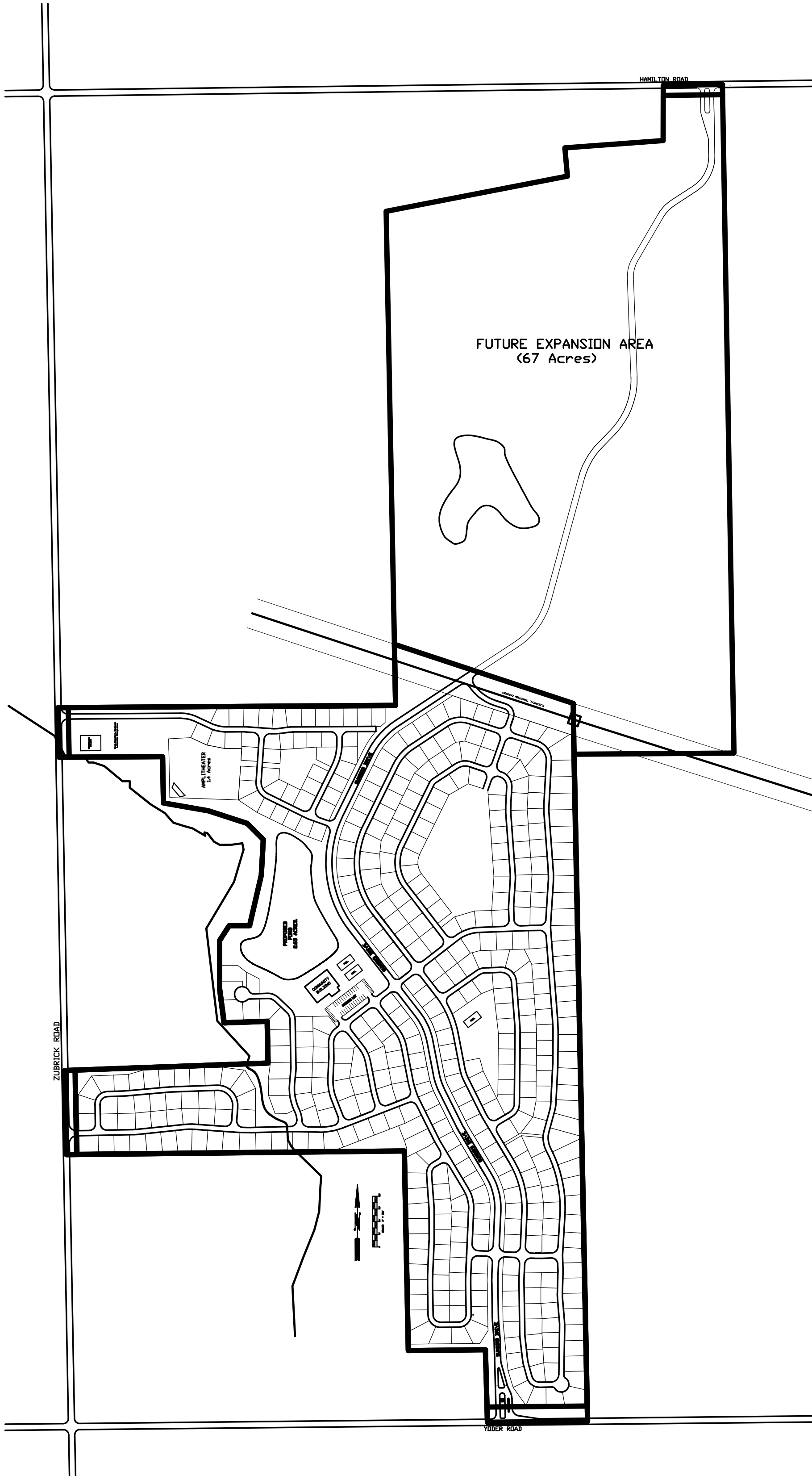
Density: 5.59 Home Sites per Acre

ZUBRICK ROAD

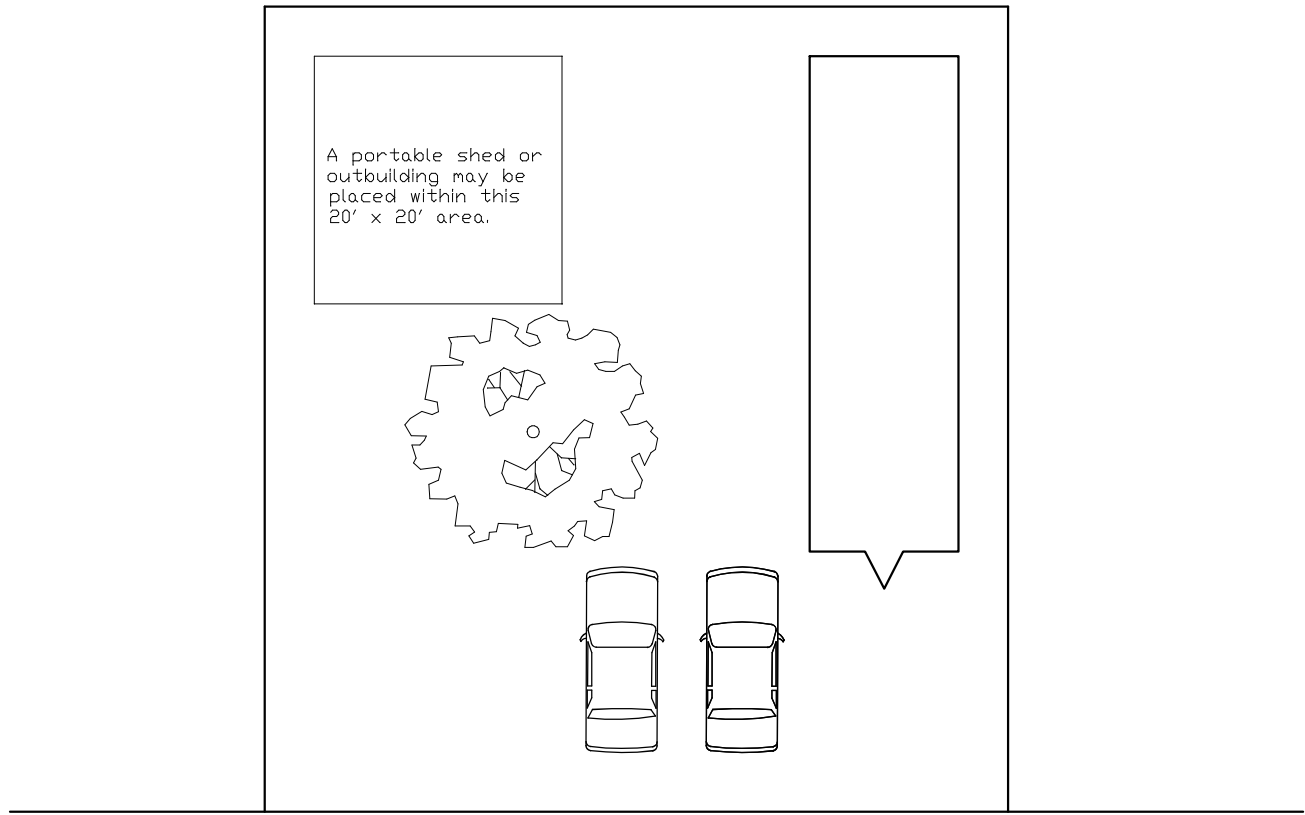
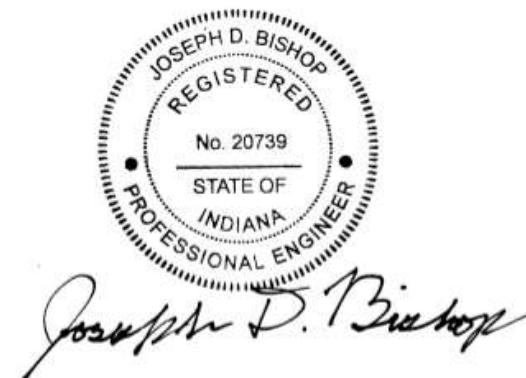
YODER ROAD

Project #P2450
07/07/2026

NOTE: Hatched area above denotes wooded area.



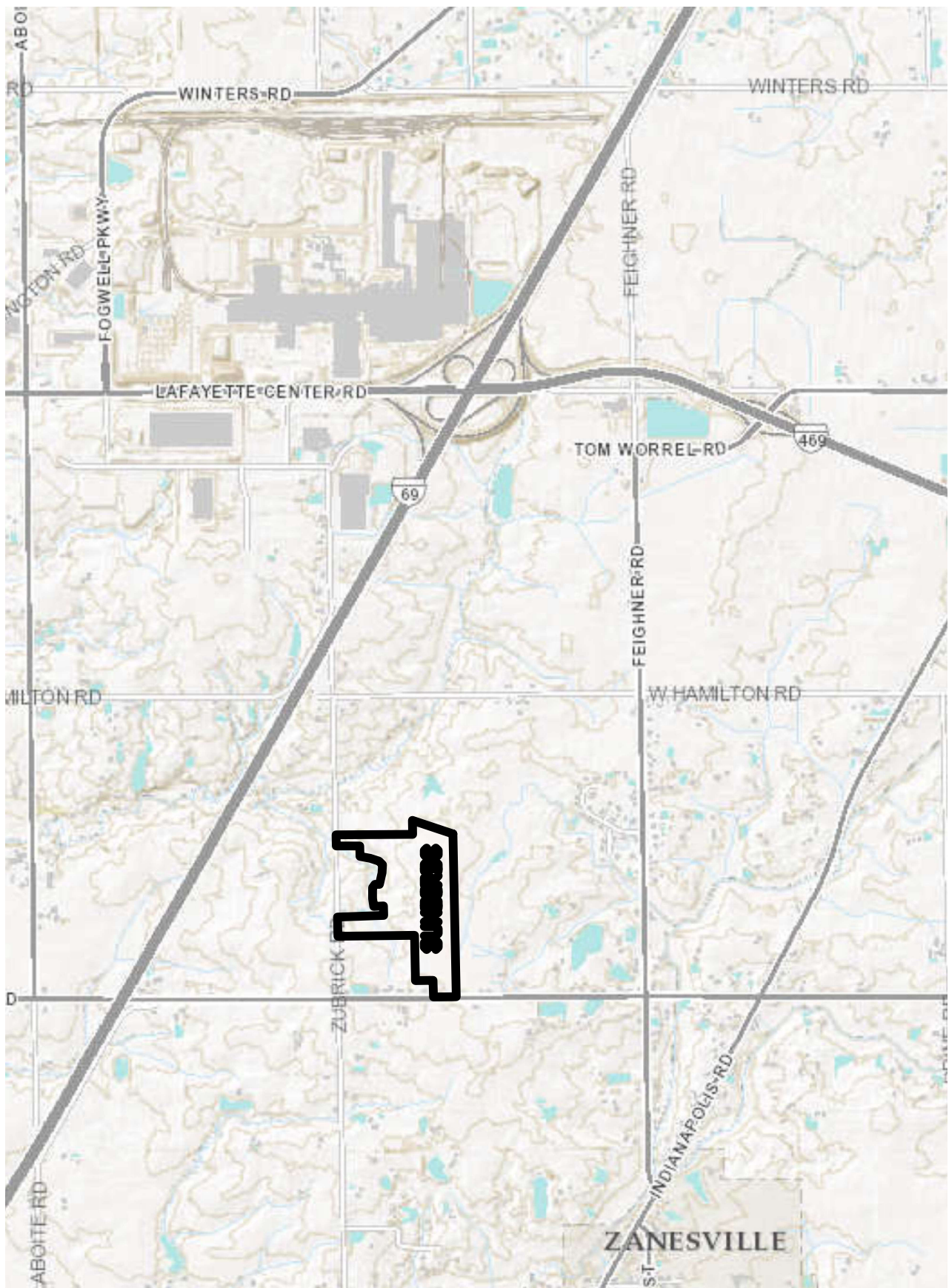
PROPOSED DEVELOPMENT PLUS EXTRA EXPANSION ROOM



20' Campground Drive

TYPICAL LOT LAYOUT

- The roads curve and meander, so no two lots have the same dimensions.
- Most of the lots are set to be approximately sixty feet wide and sixty-five feet deep.
- The wooded lots are all larger to preserve the trees.
- Lots along the property's perimeter are deeper to accommodate a twenty-five foot buffer, which includes a 10-foot wide strip for dense landscaping.
- The average lot exceeds 4,000 square feet.
- A four-foot wide setback from the lot's perimeter is required for trailers, sheds and vehicles. (A twenty-five foot rear setback for the development's perimeter.)
- Each lot shall have a shade tree in the interior and an area where an outbuilding is permitted.
- The trailer shown above is 400 square feet in area. The maximum size allowed in the State of Indiana.



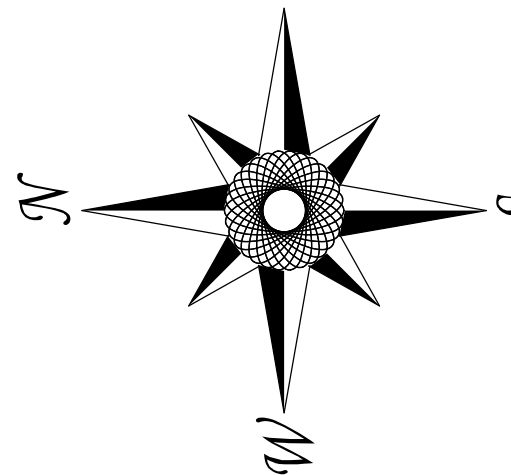
VICINITY MAP

GENERAL NOTES

ALL PLANS ARE PROPERTY OF J.D. BISHOP ENGINEERING AND DEVELOPMENT. PLANS ARE CLOSELY AND RESPONSIBLY ENGINEERED TO FEDERAL, STATE, AND LOCAL ORDINANCES. SINCE PLANS ARE SO CLOSELY ENGINEERED TO THE PROPER AUTHORITIES, PLEASE CONTACT US BEFORE ANY CHANGES ARE MADE TO ANY PART OF THE FOLLOWING PROJECT. WE ARE AN ENGINEER COMPANY THAT WORKS WITH SEVERAL CONTRACTORS, SURVEYORS, AND VARIOUS AUTHORITY PERSONNEL. ALL THESE PEOPLE WORK AS A TEAM.

OUR MAIN CONCERN IS TO DESIGN A PROJECT THAT WILL BENEFIT BOTH OUR CLIENT AND THE OVER ALL WELL BEING OF THE WHOLE COMMUNITY. WE WELCOME A CLOSE RELATIONSHIP WITH EVERYONE INVOLVED IN THE FOLLOWING PROJECT. WE BELIEVE IN A TEAM ENVIRONMENT. WE ARE ALL WORKING TOWARD A POSITIVE GOAL. OUR CLIENT PLAYS A MAJOR ROLE IN OUR TEAM ENVIRONMENT. WE ARE OPEN TO ANY COMMENTS OR SUGGESTIONS FROM ANY MEMBERS OF THE TEAM.

J. D. Bishop
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PREPARED FOR:
Michael Hoyt Weaver
4115 S700E
Lagro, Indiana 46941

PROJECT: SUNBIRDS RV RESORT & VILLAGE		
PLAN: SUPPLEMENTARY INFORMATION		
SCALE: N/A	DWG BY: JDB	SHEET: 2
DATE: 07/07/2026	REVISION:	
DWG. PATH:	PROJECT #P2450	