

TOWN OF CLOVERDALE
ORDINANCE 2006-2

AN ORDINANCE AMENDING
THE CLOVERDALE PLANNING AND ZONING ORDINANCE
BY AMENDING THE ZONING MAP

WHEREAS, the Plan Commission of the Town of Cloverdale has initiated and proposed this ordinance to amend the Cloverdale Planning and Zoning Map; and

WHEREAS, the Cloverdale Plan Commission held a public hearing on February 2, 2006, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on January 19, 2006; and

WHEREAS, the Cloverdale Plan Commission has reported that it paid reasonable regard to the following factors enumerated in I.C. 36-7-4-603 in consideration of the ordinance and determination of a recommendation to be made to the Town Council:

1. The comprehensive plan;
2. Current condition and character of current structures and uses in each district;
3. The most desirable use for the land in each district is adapted;
4. The conservation of property values throughout the jurisdiction;
5. Responsible development and growth; and

WHEREAS, the Cloverdale Plan Commission has recommended that such area be rezoned from agricultural to commercial; and *AS long AS construction begins within 2 years of the passage of this ordinance*

WHEREAS, the Town Council has considered the recommendation of the Cloverdale Plan Commission and has paid reasonable regard to the facts enumerated in I.C. 36-7-4-603 before acting on this ordinance; and

WHEREAS, the Town Council has determined that this ordinance should be adopted without amendment as certified by the Cloverdale Plan Commission.

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Cloverdale as follows:

SECTION 1: REZONING

That the Town of Cloverdale Zoning Map is hereby amended by changing the zoning classification for the following described real estate from agricultural to commercial:

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Situate in the State of Indiana, County of Putnam and being a part of the North half of Northeast quarter of Section 35, Township 13 North, Range 4 West of the Second Principal Meridian, more particularly described to-wit:

Beginning at a stone marking the Southwest corner of the South half of the Southeast quarter of Section 26, Township 13 North, Range 4 West; thence easterly 1888.20 feet with the South line of Section 26, thence South 00 degrees 34 minutes West 1319.85 feet to a point on the South line of the North half of the Northeast quarter of Section 35; thence North 89 degrees 12 minutes West 1888.20 feet to an iron pin marking the Southwest corner of said North half quarter; thence North 00 degrees 34 minutes East 1319.82 feet to the point of beginning, containing 57.21 acres, more or less.

Subject to all rights-of-way and pertinent easements of records.

This Ordinance shall have full force and effect upon passage of the Cloverdale Town Council. *should construction not begin within 2 years of the passage of this ordinance - the property will revert*

The Clerk-Treasurer of the Town of Cloverdale is directed to publish this ordinance by *back to* inserting a copy of this ordinance in the official set(s) of the Town of Cloverdale Code *the previous in Agriculture*, maintained on file for public inspection in the office of the Clerk-Treasurer and by noting the *Zoning* zoning amendments on the Zoning Map.

14th PASSED AND ADOPTED by the Town Council of the Town of Cloverdale, Indiana, this *February* day of *2006*.

Don Sublett

Don Sublett, President

Glen Vickroy

Glen Vickroy, Member

Dennis Padgett

Dennis Padgett, Vice President

John David

John David, Member

Judy Whitaker

Judy Whitaker, Member

ATTEST:

Patti Truax

Patti Truax, Clerk-Treasurer

SYNOPSIS

This Ordinance amends the Cloverdale Zoning Map of the Town of Cloverdale to rezone the aforementioned real estate from agricultural to commercial.