

TOWN OF CLOVERDALE
ORDINANCE
1999-9
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 March 4, 1999, after timely notice of the hearing was given by publication in the Banner Graphic, Greencastle, Indiana, on February 18, 1999; 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; *and*
5. Responsible development and growth; ~~and~~ .

WHEREAS, the Cloverdale Plan Commission has recommended that such area be rezoned from B1 to B2; and

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 B1 to B2:

A part of Lot 27 and 30 in the Eastern Enlargement (or addition to the Eastern division) to the Town of Cloverdale, as recorded in Plat Book 1, pages 114 & 115 in the Office of the Recorder of Putnam County, Indiana. The above-described parcel is subject to a 12-foot utility easement across the entire North side, and subject to all other legal highways, rights-of-way and easement of record.

This Ordinance shall have full force and effect upon passage of the Cloverdale Town Council.

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

PASSED AND ADOPTED by the Town Council of the Town of Cloverdale, Indiana, this 20th day of April, 1999.

Dan Johnson, President

Lonnie Brumfield

Lonnie Brumfield

Maurice Mann

Maurice Mann

Ann McCammack

Ann McCammack

Brice Jones

Brice Jones

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 B1 to B2.

**CLOVERDALE BOARD OF ZONING APPEALS
P.O. BOX 222
CLOVERDALE, INDIANA 46120**

Bill Henson-President

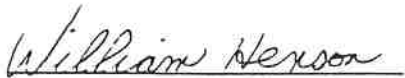
Sandy Langston-Secretary

-- The Cloverdale Board of Zoning Appeals met April 13, 1999, at 6:00p.m., to consider a Special Exception, by Hannah & Company, for reducing the required spaces for parking, under Ordinance 1977-4. This issue was passed 5 to 1 by the Cloverdale Plan Commission on March 11, 1999, for a favorable recommendation to allow the Special Exception.


Findings of the BZA are as follows:

1. This Special Exception will not violate the 5 definitions of a Special Exception, as stated on page 57 of the Zoning Ordinance.
2. This Special Exception will only stay in effect as long as this Business operates under the name of Hannah & Company. This Exception will not transfer to any other business or owner.
3. This Special Exception is only in effect until such time as the Cloverdale Plan Commission and the Cloverdale Town Council, enacts new Ordinances, concerning parking for the Historic Downtown Main Street District. When the Ordinances are passed, Hannah & Company will have to comply with the new parking regulations, at which time this Special Exception will become invalid.

The Cloverdale Board of Zoning Appeals voted to allow Hannah & Company to reduce the regular parking spaces, required under B-2 of Ordinance 1977-4, to four (4) spaces.


William Henson-President


Sheila Brinkman- Vice President


Sandy Langston-Secretary

PUBLISHER'S AFFIDAVIT

State of Indiana
Putnam County

SS:

Personally appeared before the undersigned, who, being duly sworn, says that he is Publishers Representative of The Banner-Graphic, a newspaper of general circulation, printed and published in the city of Greencastle, Indiana, in the county aforesaid, and upon his oath further saith that the notice, of which the attached is a copy, was duly published in said paper for 1 weeks, successively, the first of which publication was on the 27 day of April, 99, and the last publication was on the _____ day of _____

Paula Hansen

Subscribed and sworn to before me, this 27 day of April, 1999
Janet Hedge
Notary Public

My Commission Expires 16 June 2008

Received of

_____ Dollars and
_____ Cents in full for publishing

the above notice.

Date: _____,

Amount Taxed: \$ _____

TOWN OF CLOVERDALE
Ordinance 1999- 7
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 March 4, 1999, after timely notice of the hearing was given by publication in the Banner Graphic Greencastle, Indiana on February 18, 1999; 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; and 5. Responsible development and growth. Whereas, the Cloverdale Plan Commission has recommended that such area be rezoned from B1 to B2; and 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 Zone Map is hereby amended by changing the zoning classification for the following described real estate from B1 to B2: A part of Lot 27 and 30 in the Eastern Enlargement (or addition to the Eastern division) to the Town of Cloverdale, as recorded in Plat Book 1, pages 114 & 115 in the Office of the Recorder of Putnam County, Indiana. The above described parcel is subject to a 12-foot utility easement across the entire North side, and subject to all other legal highways, rights-of-way and easement of record.
This Ordinance shall have full force and effect upon passage of the Cloverdale Town Council. The Clerk-Treasurer of the Town of Cloverdale is directed to publish this ordinance by inserting a copy of this ordinance in the official set(s) of the Town of Cloverdale code maintained on file for public inspection in the office of the Clerk-Treasurer and by noting the zoning amendments on the Zoning Map.
Passed and adopted by the Town Council of the Town of Cloverdale, Indiana, this 20th day of April, 1999.
Lonnie Brumfield
Maurice Mann
Ann McCammack
Brice Jones
Attest: Patti Truax, Clerk-Treasurer
SYNOPSIS: This ordinance amends the Cloverdale Zoning Map of the Town of Cloverdale to rezone theaforementioned real estate from B1 to B2.
April 27-1T