

**TOWN OF CLOVERDALE
ORDINANCE 2001-8
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, proposed and prepared this ordinance to amend the Cloverdale Planning and Zoning map; and

WHEREAS, the Cloverdale Plan Commission held a public hearing on November 1, 2001, after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana on October 22, 2001; 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 the character of current structures and uses in each district;
3. The most desirable use for which 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 A-1 to B-2; and

WHEREAS, the Town Council has considered the recommendation of the Cloverdale Plan Commission and has paid reasonable regard to the factors 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 Board of the Town of Cloverdale as follows:

SECTION I. REZONING

That the Town of Cloverdale Zoning Map is hereby amended by changing the zoning classification for the following described real estate from A-1 to B-2.



Situate in the State of Indiana, County of Putnam and being a part of the North half of Section 31, Township 13 North, Range 3 West of the Second Principal Meridian, more particularly described to-wit:

Beginning at the Southwest corner of the Northwest quarter of Section 31, Township 13 North, Range 3 West, thence North 47.85 feet with the West line of said Northwest quarter, thence North 52 degrees 32 minutes East 178.33 feet, thence North 40 degrees 33 minutes East 192.46 feet to the Southwest corner of a 2.06 acre tract, thence with the South line of said 2.06 acre tract North 40 degrees 04 minutes East 144.41 feet, thence North 65 degrees 58 minutes East 167.89 feet, thence North 66 degrees 25 minutes East 170.48 feet to the Southeast corner of the aforesaid 2.06 acre tract, thence East 1174.51 feet, thence South 549.67 feet to the South line of the North half of said Section 31; thence West 1843.70 feet with the South line of said North half to the point of beginning, containing 20.00 acres, more or less.

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

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

The Clerk-Treasurer of the Town of Cloverdale is directed to publish this ordinance by inserting a copy of the 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 zoning amendments on the zoning map.

PASSED AND ADOPTED by the Town Board of the Town of Cloverdale, Indiana this 27th day of Nov, 2001.

Steve Z. Walters
Steve Walters, President

David Moore
David Moore, Vice-President

Terry Puffer
Terry Puffer, Member

Herman R. Cox
Herman Cox, Member

John Davis
John Davis, 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 A-1 to B-2.