



ORDINANCE NO. 2016 - 22

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 the ordinance to amend the Cloverdale Planning and Zoning Map, and

WHEREAS, the Cloverdale Plan Commission held a public hearing on December 1, 2016 after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana, on November 16, 2016, 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 conditions and character of current structures and uses in each district;
3. The most desirable use of 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 R1 to B1; and

WHEREAS, the Cloverdale 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 Cloverdale Town Council had 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 R1 to B1:

LAND DESCRIPTION

A part of the Southeast quarter of Section 36, Township 13 North, Range 4 West, Putnam County, Indiana, more particularly described as follows:

Commencing at a monument at the Southeast corner of Section 36, Township 13 North, Range 4 West; thence North 89 degrees 56 minutes 23 seconds West (bearing of adjoining tract and basis of bearings in this description) 1479.40 feet with the South line of said Section 36 to the Southeast corner of a 3.55 acre tract as recorded in Deed Record 217, page 366, in the office of the Recorder of Putnam County, Indiana; thence North 5 degrees 20 minutes 00 seconds West 401.77 feet to a 5/8 inch rebar at the Northeast corner of said 3.55 acre tract and the Point of Beginning of this description; thence North 89 degrees 56 minutes 23 seconds West 177.72 feet to a 5/8 inch rebar; thence North 0 degrees 03 minutes 37 seconds East 65.00 feet to a 5/8 inch rebar; thence North 89 degrees 56 minutes 23 seconds West 220.00 feet to a 5/8 inch rebar; thence North 0 degrees 03 minutes 37 seconds East 149.06 feet to a 5/8 inch rebar; thence the following six courses: 1) South 21 degrees 33 minutes 45 seconds East 46.83 feet; 2) South 68 degrees 06 minutes 54 seconds East 57.28 feet; 3) North 85 degrees 26 minutes 33 seconds East 41.65 feet; 4) North 66 degrees 00 minutes 39 seconds East 83.97 feet; 5) North 53 degrees 41 minutes 27 seconds East 57.79 feet; and 6) North 53 degrees 41 minutes 27 seconds East 23.95 feet to a 5/8 inch rebar; thence South 5 degrees 20 minutes 00 seconds East 173.86 feet to the Point of Beginning, containing 0.91 acre, more or less.

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

Street Address 355 W Robert Weist Avenue, Cloverdale IN 46120

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 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 noting the zoning amendments on the Zoning Map.

PASSED AND ADOPTED by the Town Council of the Town of Cloverdale, Indiana
This 10 day of Jan 2017.

Cornelia Patton
Council President

Council Vice-President

Member

Member

Member
ATTEST BY:

Cheryl Galloway 110
Cheryl Galloway, Clerk-Treasurer



SYNOPSIS

This ordinance amends the Cloverdale Zoning Map to the Town of Cloverdale to rezone the aforementioned real estate from R1 to B1

I affirm, under penalties, that
I have taken reasonable care to
redact each Social Security Number
in this document, unless required by law

Cheryl Galloway

Prepared by
Alan Yackey
Attorney

Petitioner:
Don Gedert

Location:
355 W. Robert Weist Ave
Cloverdale Ind. 46120

Rezoning

CERTIFICATION TO THE CLOVERDALE TOWN COUNCIL

Whereas, the Cloverdale Plan Commission received a petition from the above petitioner to amend the town's zoning map;

Whereas, the Cloverdale Plan Commission has held a public hearing concerning the above matter on the 1st day of December, 2016:
After proper notice was given by publication in the Hoosier Topic, Cloverdale, Indiana on the 15th of November 2016

Whereas the Cloverdale Plan Commission has paid reasonable regard to the following factors as numerated in I.C. 36-7-4-603 in consideration of a recommendation to the Town Council:


1. The Comprehensive Plan:
2. Current conditions and character of the current structure 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 growth and development

Now THEREFORE, it is certified to the Town Council that the Plan Commission gives this petition a favorable recommendation by a vote of seven (7) yes to zero (0) no.

Dated this 1st day of December 2016



President, Cloverdale Plan Commission
James McKee

Attest:


Trina Baker Secretary, Cloverdale Plan Commission

