

**TOWN OF CLOVERDALE
ORDINANCE 1996-4**

**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 April 4, 1996, after timely notice of the hearing was given by publication in the Banner-Graphic, Greencastle, Indiana on March 19, 1996; 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 R-2 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 R-2 to B-2:

Legal Description:

Two acres in the northwest fractional quarter of Section 6, Township 12 North, Range 3 West to square up property at the site of the Whitaker Funeral Home on lot 2, Martin Addition, 1904 Annexation of the Town of Cloverdale, Plat Book 3, Pt. 1, Page 100.

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 21 day of May, 1996.




Lonnie Brumfield, President

Ann McCammack, Member



Maurice Mann, Member



June Pickens, Member



Dan Johnson, Member

ATTEST:



Patti Truax, Clerk-Treasurer

SYNOPSIS

This ordinance amends the Cloverdale Zoning Map of the Town of Cloverdale Code to rezone the aforementioned real estate from R-2 (Residential) to B-2 (Business).