N/C

8 0 1 1 5 8 8
Tx:4008692

2011R-005622
PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
07/15/2011 12:05 PM
REC FEE: 0.00
PAGES: 1

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2011-15

PLAN COMMISSION DOCKET # PC-R-11-05

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN REAL ESTATE IN WARRICK COUNTY, INDIANA

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK COUNTY, INDIANA:

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the M-1, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

A part of the North half of the Southeast Quarter of Section Twenty-Four (24), Township Six (6) South, Range Nine (9) West, in Ohio Civil Township, Warrick county, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of said half quarter section; thence South 89 degrees 47 minutes 46 seconds East, a distance of 749.31 feet to the POINT OF BEGINNING; thence continuing East along said line, a distance of 1245.80 feet; thence South 0 degrees 33 minutes 45 seconds West, a distance of 1316.48 feet; thence North 89 degrees 33 minutes 09 seconds West, a distance of 1245.80 feet; thence North 0 degrees 33 minutes 49 seconds East, a distance of 1311.19 feet to the POINT OF BEGINNING; said described tract containing 37.575 acres, more or less.

which real estate is now zoned and classified as part of the M-1 District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said M-1 District to said A District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

President

Member

Member

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:

Allen James First Deputy
County Auditor

7-11-11
Date Approved

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Bill Bivins
Signature

Bill Bivins
Printed Name

This document prepared by Bill Bivins.

X REF 2001R - 000822

FILED
MAY 17 2011
WARRICK COUNTY
AREA PLAN COMMISSION

Receipt No. 17696

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R-11-05

Petitioner: Gary L. Gentry
Address: P.O.Box 246
Newburgh, IN 47629

Email Address: Gary gentry@kcdc.com

Owner of Record: SAME
Address:

Email Address:

Lessee:
Address:

Email Address:

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of _____ ( ). County of Warrick (✓), (Check One), State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.

2. Premises affected are situated on the S side of Vann Road, a distance of 623 feet W (S. W. N. E.) of the corner formed by the intersection formed by Vann Road (S 350) and Anderson Road (W 600).

Subdivision or Legal Description:

A part of the North half of the Southeast Quarter of Section Twenty-Four (24), Township Six (6) South, Range Nine (9) West, in Ohio Civil Township, Warrick county, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of said half quarter section; thence South 89 degrees 47 minutes 46 seconds East, a distance of 749.31 feet to the POINT OF BEGINNING; thence continuing East along said line, a distance of 1245.80 feet; thence South 0 degrees 33 minutes 45 seconds West, a distance of 1316.48 feet; thence North 89 degrees 33 minutes 09 seconds West, a distance of 1245.80 feet; thence North 0 degrees 33 minutes 49 seconds East, a distance of 1311.19 feet to the POINT OF BEGINNING; said described tract containing 37.575 acres, more or less.

3. Located in Zone District Designated as: (Circle one or show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2 C-3, C-4, W-R, W-1, (M-1) M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

City or Town: F.P., CON, A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., (A), R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1 M-1, M-2, M-3, PUD.

5. Existing Land Use: VACANT
(a.) Conforming: YES
(b.) Pre-Existing ~ Non-Conforming:
(c.) Conditional Use:

6. Proposed Land Use:

Certificate: - Owner hereby certifies that he/she owns 50% or more of the land above described.

Date: May 16,2011

Petitioner: Gary L. Gentry
Owner:
Represented By: William Y. Bivins
Phone: 858-9268

FILED
MAY 17 2011
WARRICK COUNTY
AREA PLAN COMMISSION

*** NOTICE OF PUBLIC HEARING ***

Date: _____

PC-R-11-05

Applicant: Gary L. Gentry

Owner of Record: SAME

Address: P.O.Box 246
Newburgh, IN 47629

Address _____

Re: Petition for: Rezoning 37.575 acres from "M-1" Light Industrial Zoning District to "A" Agriculture Zoning District to be used for a residence.

Dear: Adjacent Property Owners

This letter will serve notice to you of scheduled hearing/s of a petition for rezoning which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Property located on the S side of Vann Road Approximately 623 feet – miles W of the intersection formed by Vann Road (S 350) and Anderson Road (W 600). OHIO Twp. Lot No. _____ In _____ Subdivision (if applicable).

AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room, Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at 6:00 P.M. on Monday, June 13, 2011.

Sincerely,

Applicant and/or Owner

FILED
MAY 17 2011
WARRICK COUNTY
AREA PLAN COMMISSION

ADJACENT LANDOWNERS

1) 87-12-24-401-001.000-019
James M. Bame
5033 Vann Rd. 6088 River Bluff Dr.
Newburgh, IN 47630
2004R-013028
2004R-011950
2004R-011951

2) 87-12-24-401-002.000-019
Timothy & Jennifer Gher
7622 Telephone Rd.
Newburgh, IN 47630
2007R-006067

3) 87-12-24-401-003.000-019
Joseph & Charlene Salpietra
3601 Anderson Rd. 3643 Anderson Rd
Newburgh, IN 47630
2009R-003228

4) 87-12-24-401-004.000-019
Robert & Jeanie McFall
3643 Anderson Rd.
Newburgh, IN 47630
2010R-010225

5) 87-12-24-401-005.000-019
Kaleemuddin Mohammad &
Tanveer Fatima
2720 Sandhutton Rd. 3679 Anderson Rd.
Rockford, IL 61109 Newburgh
2006R-011303

6) 87-12-24-401-006.000-019
87-12-24-401-007.000-019
Melvin & Blanca Ortez
3757 Anderson Rd.
Newburgh, IN 47630
2006R-012112
2006R-009084

7) 87-12-24-400-064.000-019
87-12-24-400-032.000-019
Cornell Excavating INC.
5022 S. Yankeetown Rd.
Boonville, IN 47601
DF 2 Card 8560

8) 87-12-24-400-082.000-019
Vincent Moran & Laurie Tuley
2400 State Road 261
Newburgh, IN 47630
2009R-010138

9) 87-12-24-400-031.000-019
Colleen J. Richey Trust
6711 Old Stonehouse Dr.
Newburgh, IN 47630
2001R-000895

10) 87-12-24-201-012.000-019
Paul & Mary Rundus
6422 Vann Rd.
Newburgh, IN 47630
DF 3 Card 15952

11) 87-12-24-201-013.000-019
Bryan & Rachel Kensler
6366 Vann Rd.
Newburgh, IN 47630
2005R- 007541

12) 87-12-24-200-059.000-019
Gabe & Marion Mehringer
6322 Vann Rd.
Newburgh, IN 47630
DF 2 Card 18540

13) 87-12-24-200-026.000-019
87-12-24-200-079.000-019
87-12-24-200-080.000-019
Riverwind Babtist Church INC.
6288 Vann Rd.
Newburgh, IN 47630
2010R-009849
2010R-009879

14) 87-12-24-200-027.000-019
Tri-State Hindu Temple INC.
PO Box 3293
Evansville, IN 47732
2005R-013743

FILED
MAY 17 2011
WARRICK COUNTY
AREA PLAN COMMISSION

NORTH

200' 200'
400'

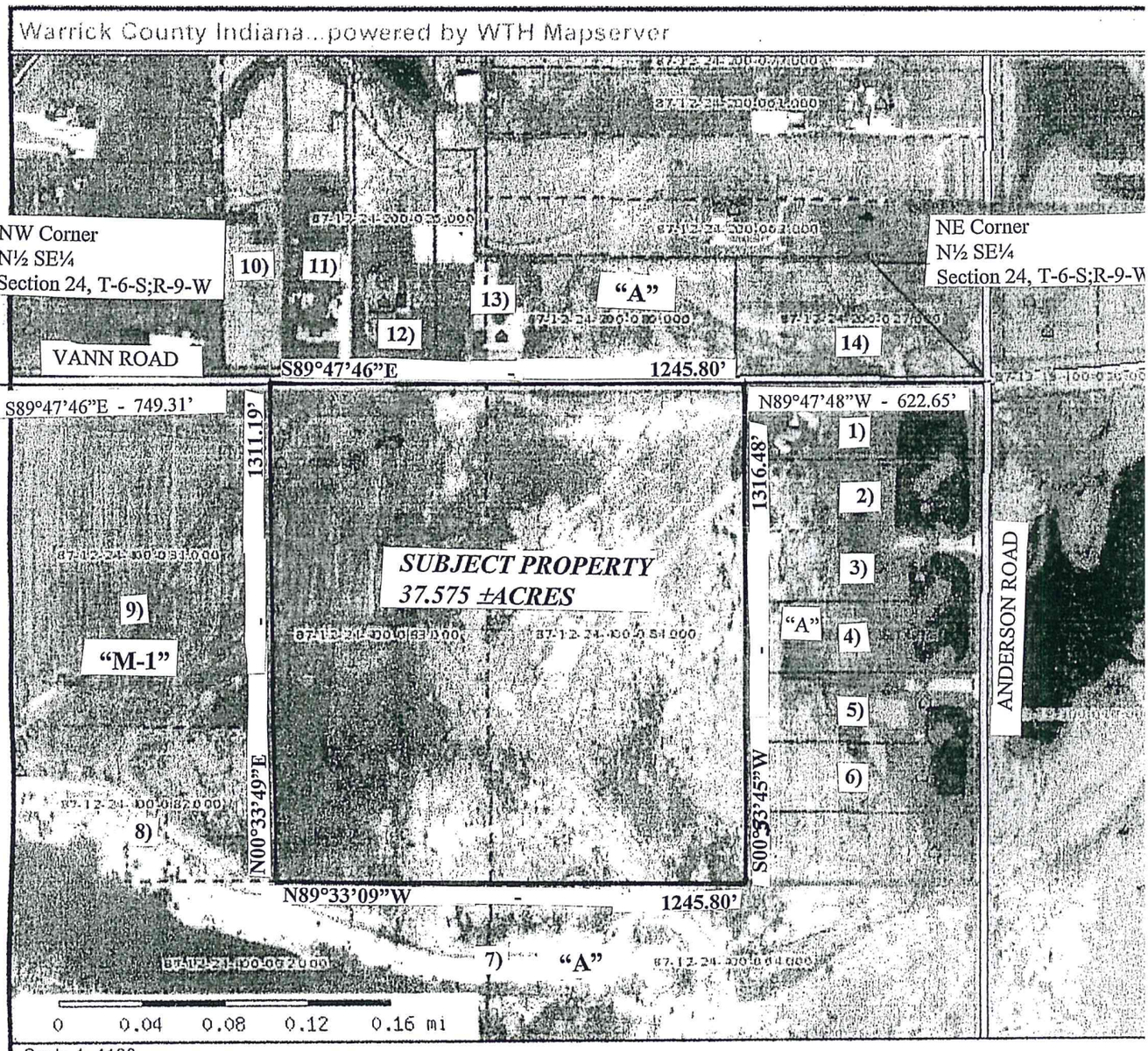
SCALE: 1" = 400'

WILLIAM Y. BIVINS
REGISTERED
No. LS-80910003
STATE OF
INDIANA
LAND SURVEYOR

CERTIFIED BY:

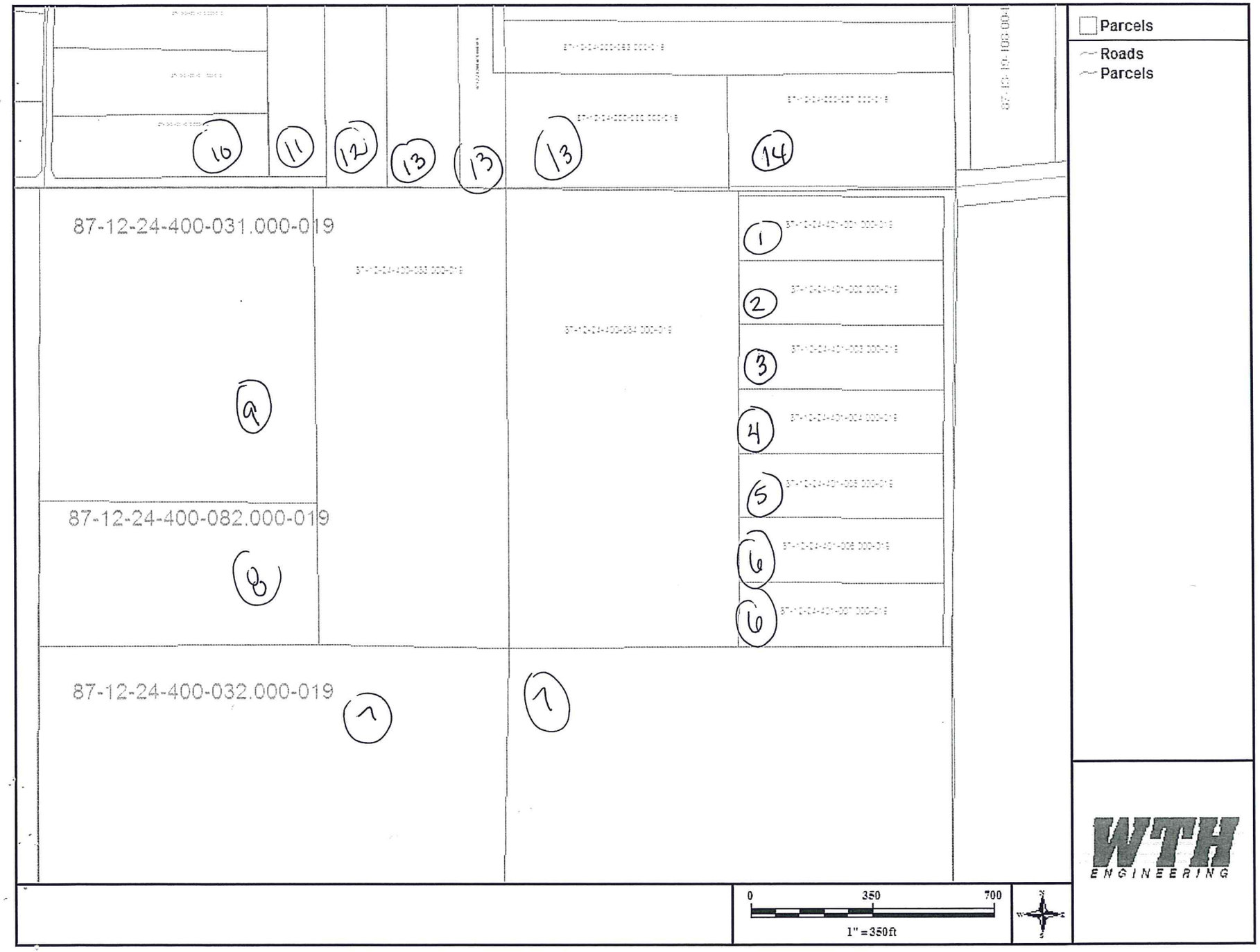
William Y. Bivins, LS80910003
May 16, 2011

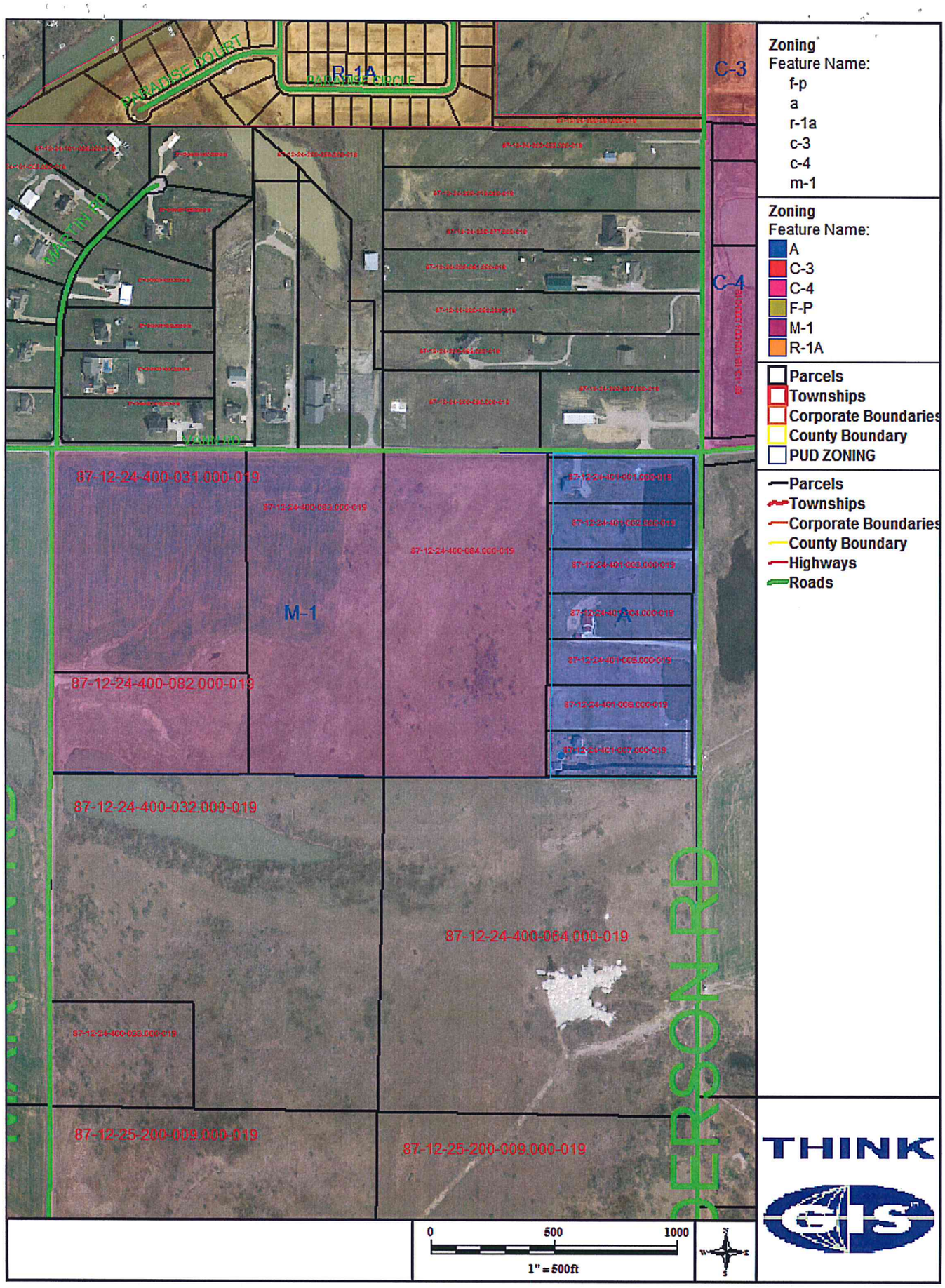
Print View



Scale 1: 4100

Parcels
Counties
Cities and Towns
Highways
State Highways
Federal Highways


87-12-24-400-031.000-019
87-12-24-400-082.000-019
87-12-24-400-032.000-019
9
8
7
7
10
11
12
13
13
13
14
1
2
3
4
5
6
6
Parcels
Roads
Parcels
0
350
700
1" = 350ft
WTH
ENGINEERING


PARADISE COURT
R-1A
PARADISE CIRCLE
C-3
C-4
MARTIN RD
MARTIN RD
87-12-24-400-031.000-019
87-12-24-400-082.000-019
87-12-24-400-084.000-019
M-1
A
87-12-24-400-032.000-019
87-12-24-400-064.000-019
87-12-25-200-009.000-019
87-12-25-200-009.000-019
JEFFERSON RD
Zoning
Feature Name:
f-p
a
r-1a
c-3
c-4
m-1
Zoning
Feature Name:
A
C-3
C-4
F-P
M-1
R-1A
Parcels
Townships
Corporate Boundaries
County Boundary
PUD ZONING
Parcels
Townships
Corporate Boundaries
County Boundary
Highways
Roads
0
500
1000
1" = 500ft
THINK
GIS