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copy

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2014-24
PLAN COMMISSIONER DOCKET # PC-R-14-11



AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA
2014R-006093
YVONNE HUGHES
WARRICK COUNTY RECORDER

RECORDED AS PRESENTED ON

BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK
COUNTY, INDIANA:
08/14/2014 9:13 AM
REC FEE: 0.00
PAGES: 1

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-2, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Northwest Quarter of Section 12, Township 6 South, Range 8 West, Boon Township, Warrick County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 12; thence South 89° 12' 21" West, along the South line thereof, 18.0 feet to the centerline of Pelzer Road; thence North 01° 48' 12" East, along said centerline, 905.0 feet; thence North 14° 40' 45" West, along said centerline, 453.1 feet to the POINT OF BEGINNING; thence South 89° 39' 09" East - 164.20 feet; thence North 11° 18' 17" East - 332.71 feet; thence North 42° 45' 22" West - 249.10 feet; thence North 31° 03' 06" West - 157.97 feet to the centerline of Pelzer Road; thence South 01° 12' 41" West, along said centerline, 520.76 feet; thence South 14° 40' 45" East - 127.0 feet to the POINT OF BEGINNING and containing 2.50 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Pelzer Road off the West side thereof.

which real estate is now zoned and classified as part of the M-2 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-2 District to said Con 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 All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.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.

Section 4. The subject property herein rezoned shall be used and developed only in accordance with the use and development commitment which is attached hereto and incorporated herein and no improvement location permits shall be issued until the petitioner records said use and development commitment in the office of the Recorder of Warrick County, Indiana.

Don Willis
President
Carl A. Peff
Member
Mark Washait
Member
BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

ATTEST:
ADDUGAN
County Auditor
8-11-14
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.

XREF 2010R-001468

PETITION
FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R-14-11

Petitioner: Dale R. Rankin

Address: 1255 Pelzer Road
Boonville, IN 47630

Email Address: _____

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 E side of Pelzer Road, a distance of 1358 feet N (S. W. N. E.) of the corner formed by the intersection formed by Pelzer Road and Mt. Gilead Road.

Subdivision or Legal Description:

Part of the Northwest Quarter of Section 12, Township 6 South, Range 8 West, Boon Township, Warrick County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of said Section 12; thence South 89° 12' 21" West, along the South line thereof, 18.0 feet to the centerline of Pelzer Road; thence North 01° 48' 12" East, along said centerline, 905.0 feet; thence North 14° 40' 45" West, along said centerline, 453.1 feet to the POINT OF BEGINNING; thence South 89° 39' 09" East - 164.20 feet; thence North 11° 18' 17" East - 332.71 feet; thence North 42° 45' 22" West - 249.10 feet; thence North 31° 03' 06" West - 157.97 feet to the centerline of Pelzer Road; thence South 01° 12' 41" West, along said centerline, 520.76 feet; thence South 14° 40' 45" East - 127.0 feet to the POINT OF BEGINNING and containing 2.50 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Pelzer Road off the West side thereof.

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: Residential
(a.) Conforming: NO
(b.) Pre-Existing - Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: Residential

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

Date: _____

Petitioner: Dale R. Rankin

Owner: _____

Represented By: Wm Bruns

Phone: 858-9268

*** NOTICE OF PUBLIC HEARING ***

Date: May 27, 2014

PC-R- 14-11

Applicant: Dale R. Rankin

Owner of Record: SAME

Address: 1255 S. Pelzer Road
Boonville, IN 47601

Address _____

Re: Petition for: _____

Rezoning 2.500 acres in Section 12, Township 6 South, Range 8 West from M-2 to Con to bring the existing residence into compliance.

Dear: Adjacent Land Owner

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 East side of S. Pelzer Road approximately 1600 feet - miles North of the intersection formed by Mt. Gilead Road and S. Pelzer Road 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, July 14, 2014

Sincerely,

Dale R. Rankin
Applicant and/or Owner

FILED
JUN 10 2014
WARRICK COUNTY
AREA PLAN COMMISSION

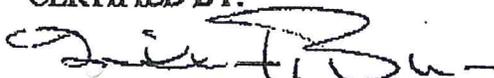
LEGAL DESCRIPTION OF AREA TO BE REZONED

Part of Parcel 1 of the Ray S. and Mary R. Rankin Exempt Division as recorded in Survey File #1, card 540, lying in part of the Northeast Quarter and part of the Northwest Quarter of Section 12, Township 6 South, Range 8 West, Boon Township, Warrick County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of the Northeast Quarter of said Section 12; thence North 89° 12' 21" West -18.00 feet to the centerline of Pelzer Road; thence North 01° 48' 12" West, along said centerline, 905.0 feet; thence North 14° 40' 45" West, along said centerline, 453.01 feet to the POINT OF BEGINNING; thence South 89° 39' 09" East - 164.20 feet; thence North 11° 18' 17" East - 332.71 feet; thence North 42° 45' 22" West - 249.10 feet; thence North 31° 03' 06" West -157.97 feet to the centerline of Pelzer Road; thence South 01° 12' 41" West, along said centerline, 520.76 feet; thence South 14° 40' 45" East, along said centerline, 127.0 feet to the POINT OF BEGINNING and containing 2.500 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Pelzer Road off the East side thereof.

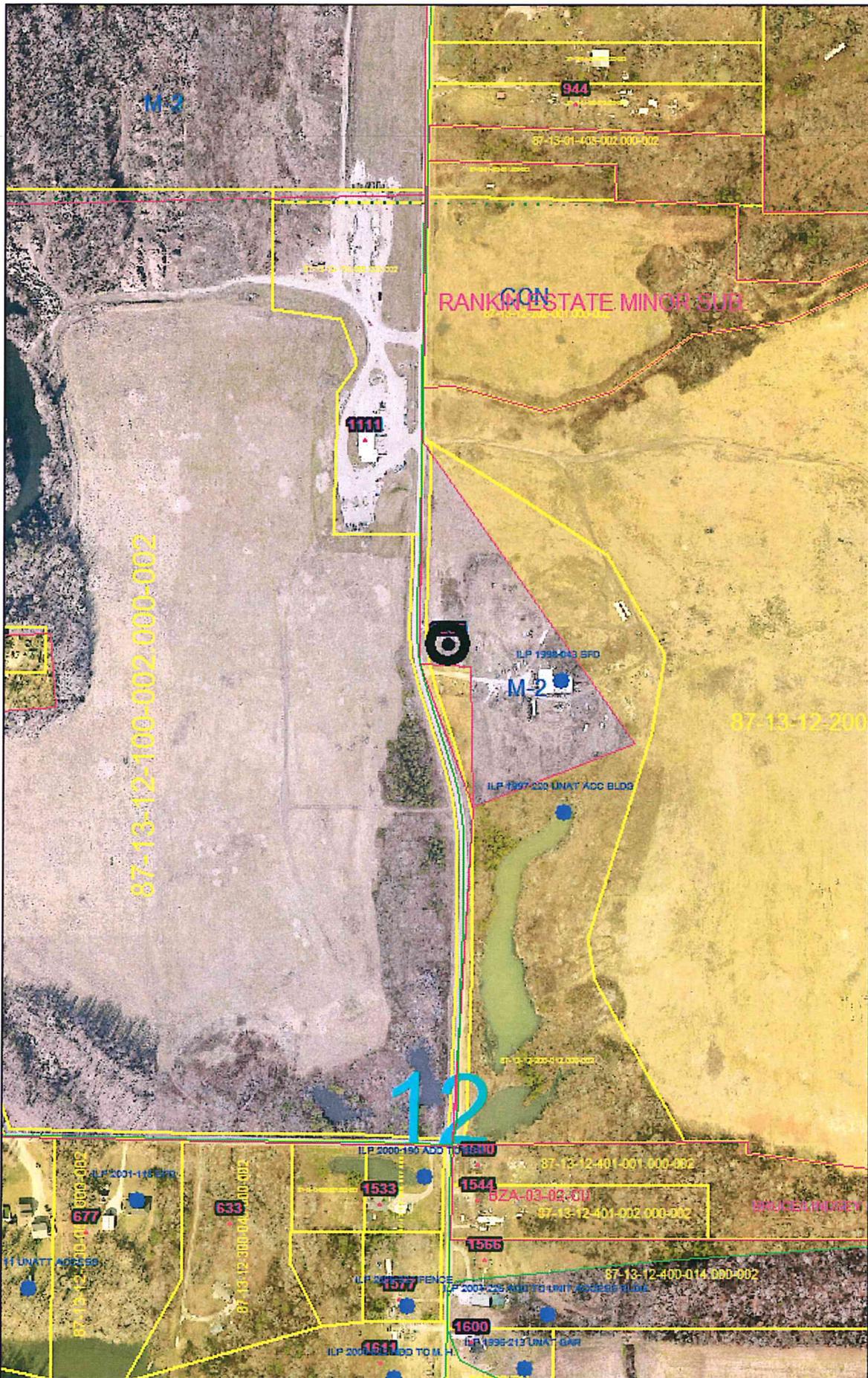
CERTIFIED BY:



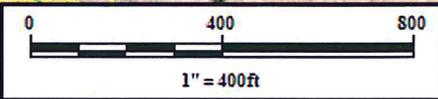
William Y. Bivins, PS80910003

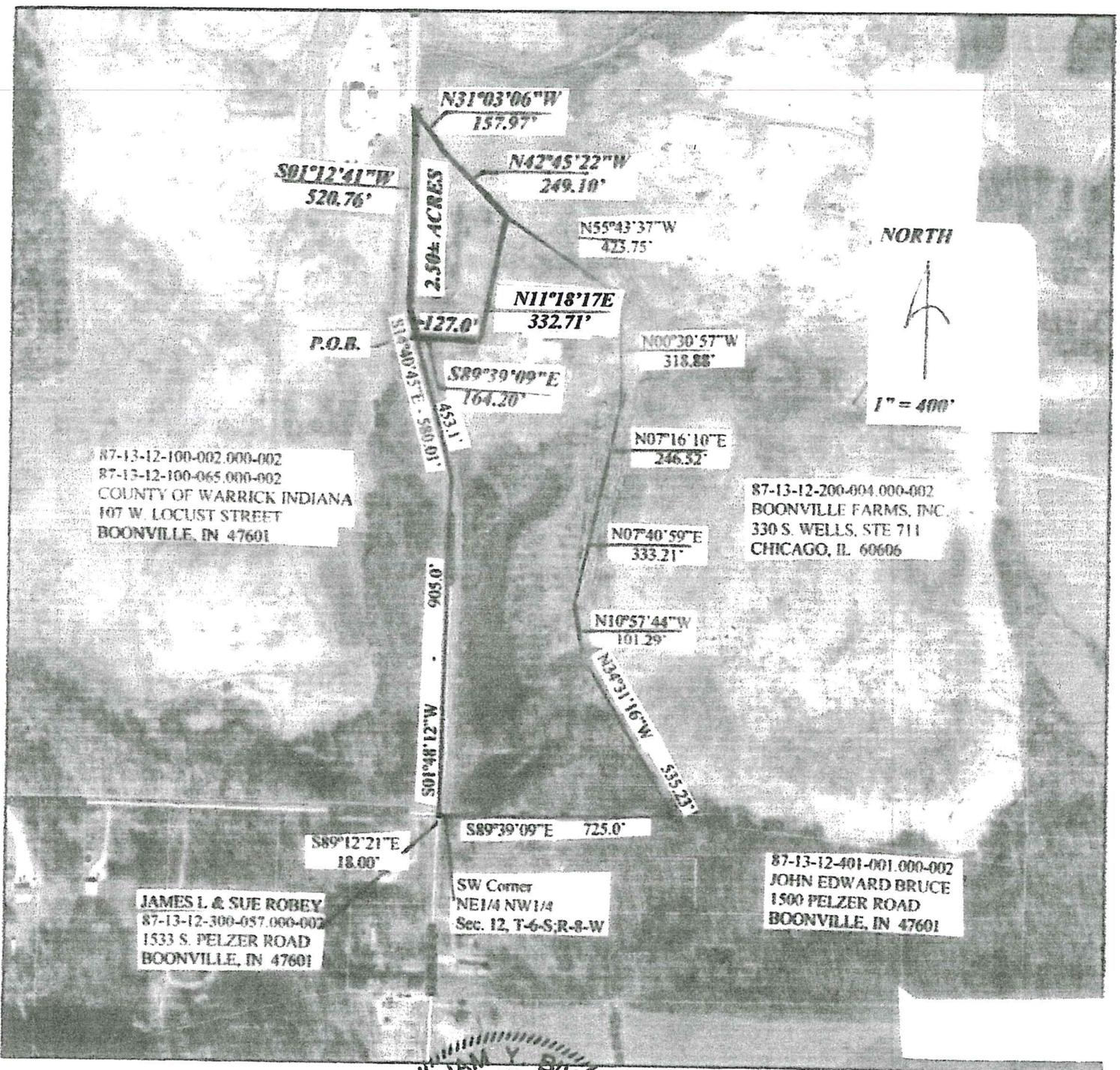
May 27, 2014





- Zoning**
Feature Name:
 con
 m-2
 F-P
- Parcels**
Townships
Sections
Parcelization
Subdivision
BZA Applications
- Addresses**
ILP
BZA Applications
- Townships**
Regional Roads
Highways
Engineer Roads





87-13-12-100-002.000-002
 87-13-12-100-065.000-002
 COUNTY OF WARRICK INDIANA
 107 W. LOCUST STREET
 BOONVILLE, IN 47601

87-13-12-200-004.000-002
 BOONVILLE FARMS, INC.
 330 S. WELLS, STE 711
 CHICAGO, IL 60606

JAMES L. & SUE ROBEY
 87-13-12-300-057.000-002
 1533 S. PELZER ROAD
 BOONVILLE, IN 47601

SW Corner
 NE1/4 NW1/4
 Sec. 12, T-6-S-R-8-W

87-13-12-401-001.000-002
 JOHN EDWARD BRUCE
 1500 PELZER ROAD
 BOONVILLE, IN 47601



Type notes here		Printed 05/27/2014	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing the data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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INDIANA
 LAND SURVEYOR