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2014R-007977
YVONNE HUGHES
WARRICK COUNTY RECORDER
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WARRICK COUNTY COMMISSIONERS ORDINANCE # CC-2014-26

PLAN COMMISSION DOCKET # PC-R-14-13

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 A – Agricultural, as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Commencing at the Southeast corner of said Section Twenty-one (21), also being a point in the center of State Road #66; thence North 89 Degrees 22 Minutes 50 Seconds West along the South line of the Southeast Quarter of the Southeast Quarter of said Section Twenty-one (21) a distance One Thousand Three Hundred Three and Four Hundredths (1303.04) feet to the Southwest corner of the Southeast Quarter, also being a point in the center of State Road #66; thence South 89 Degrees 48 Minutes 58 Seconds West along the South line of the Southwest Quarter of the Southeast Quarter of said Section Twenty-one (21), a distance of Sixty-seven and Twenty-eight Hundredths (67.28) feet, also being a point in the center of State Road #66; thence North 00 Degrees 26 Minutes 35 Seconds East a distance of Two Hundred Five and Thirty Hundredths (205.30) to the True Point of Beginning;

Thence North 00 Degrees 26 Minutes 35 Seconds East a distance of One Thousand Two Hundred Fifty-four and Ninety-nine Hundredths (1254.99) feet to a point in the center of Jonathan Edwards ditch; thence South 35 Degrees 54 Minutes 56 Seconds East along the center of said ditch, a distance of Twenty-four and Ninety-seven hundredths (24.97) feet; thence South 87 Degrees 07 Minutes 31 Seconds East along the center of said ditch a distance of Three Hundred Ninety-five and Ninety Hundredths (395.90) feet; thence South 73 Degrees 16 Minutes 15 Seconds East along the center of said ditch a distance of Five Hundred One and Seven Hundredths (501.07) feet; thence South 57 Degrees 25 Minutes 41 Seconds East along the center of ditch a distance of Four Hundred Eighty-eight and Twenty-two Hundredths (488.22) feet to a point in the West right-of-way of Libbert Road; thence South 14 Degrees 49 Minutes 22 Seconds West along said right-of-way a distance of One Hundred Sixty-one and Four Hundredths (161.04) feet; thence South 07 Degrees 42 Minutes 55 Seconds West along said right-of-way a distance of One Hundred Thirteen and Sixty-six Hundredths (113.66) feet; thence South 00 Degrees 36 Minutes 28 Seconds West along said right-of-way a distance of Five Hundred Seventy-six and Seventy-four Hundredths (576.74) feet; thence South 45 Degrees 33 Minutes 39 Seconds West along said right-of-way a distance of Twenty-three and Twenty Hundredths (23.20) feet to a point in State Road #66 right-of-way; thence North

89 Degrees 23 Minutes 41 Seconds West along said right-of-way a distance of Six Hundred Sixty-four and Sixty-four Hundredths (664.64) feet; thence North 89 Degrees 26 Minutes 34 Seconds West along said right-of-way a distance of One Hundred Twenty-two and Ninety-four Hundredths (122.94) feet; thence North 82 Degrees 13 Minutes 35 Seconds West along said right-of-way a distance of Three Hundred Thirty-one and Forty-five Hundredths (331.45) feet; thence North 89 Degrees 48 Minutes 00 Seconds West along said right-of-way a distance of One Hundred Fifteen and Ninety-six Hundredths (115.96) feet to the true point of beginning and containing 33.28 acres more or less.

which real estate is now zoned and classified as part of the A-Agricultural 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 A-Agricultural District to said C-4 – General Commercial 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

WARRICK COUNTY, INDIANA

ATTEST:
COMMISSIONERS

First Deputy
County Auditor

10-13-14
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.

Joe Watson
Signature Printed Name

This document prepared by Joe Wa.

XREF 1992R-055341

Receipt No. 19798

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC- R- 14-13

Petitioner: Amerlight, LLC, Jim Vincent MGR. Address: 9200 Petersburg Rd. Evansville, IN 47725

Email Address: jimvp@amerlight.com

Owner of Record: Alvrone Seter, Successor Trustee of the Alvone Seter trust created under the will of I. Rudman Deed Address: Po Box 2509, Evansville, IN 4772

Email Address: saterent@aol.com

Lessee: N/A Address:

Email Address: N/A

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of Newburgh ( ). 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 W side of Libbert Rd., a distance of ~~100~~ 0 feet NW (S. W. N. E.) of the corner formed by the intersection formed by Libbert and State Route 66.

Subdivision or Legal Description:

See attached legal description.

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: Agriculture
(a.) Conforming:
(b.) Pre-Existing ~ Non-Conforming:
(c.) Conditional Use:

6. Proposed Land Use: C-4 General Commercial

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

Date: 7/23/14

Petitioner: Amerlight 07-23-22

Owner: Alvrone Seter Trust w/ W/o I. Rudman Seter

Represented By: Alvrone

Phone: 812-477-1529

*** NOTICE OF PUBLIC HEARING ***

Date: _____ PC-R- _____

Applicant: Ameridight, LLC Owner of Record: Alvrone Sefer Trust

Address: 9200 Petersburg Rd. Address PO Box 2509
Evansville, IN 47725 Evansville, IN 47728

Re: Petition for: Rezoning of Subject Property from Agriculture to C-4 General Commercial

Dear: Adjoining 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 West side of Libbert Road Approximately ~~100~~ 0 feet – miles NW of the intersection formed by Libbert Rd. and State Route 66 . Ohio Twp. Lot No. _____ In Section 2, Township 8 South Range 9 West 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, September 8, 2014.

Sincerely,

Applicant and/or Owner

Jim Vincent

NOTICE TO ADJOINING PROPERTY OWNERS

1. 87-12-21-400-043.000-019
   - ATTN: Plant Acct. Department
     1 Vectren Sq.
     Evansville, IN 47708

2. 87-12-21-400-019.000-019
   - Sandra Gayle Freels
     3415 SW Carson St.
     Portland, OR 97219

3. 87-12-21-400-054.000-019
   - Southern Indiana Gas & Electric Company Inc. D/B/A Vectren Energy delivery of Indiana Inc.
     ATTN: Plant Acct. Department
     1 Vectren Sq.
     Evansville, IN 47708

4. 87-12-22-302-029.000-019
   - First National Bank of Carmi
     201 East Main St. P.O. Box 70
     Carmi, IL 62821

5. 87-12-22-302-030.000-019
   - Si Dang
     9065 Halston Circle
     Newburgh, IN 47630

6. 87-12-22-302-001.000-019
   - Rogers Family Group, LLC
     400 East Sycamore St.
     Evansville, IN 47713

7. 87-12-27-101-001.000-019
   - Joseph & Charlene Salpietra
     PO Box 297
     Newburgh, IN 47629-0297

8. 87-12-28-202-006.000-019
    - Justin & Mary Dianne Miles
      4011 Frame Road
      Newburgh, IN 47630

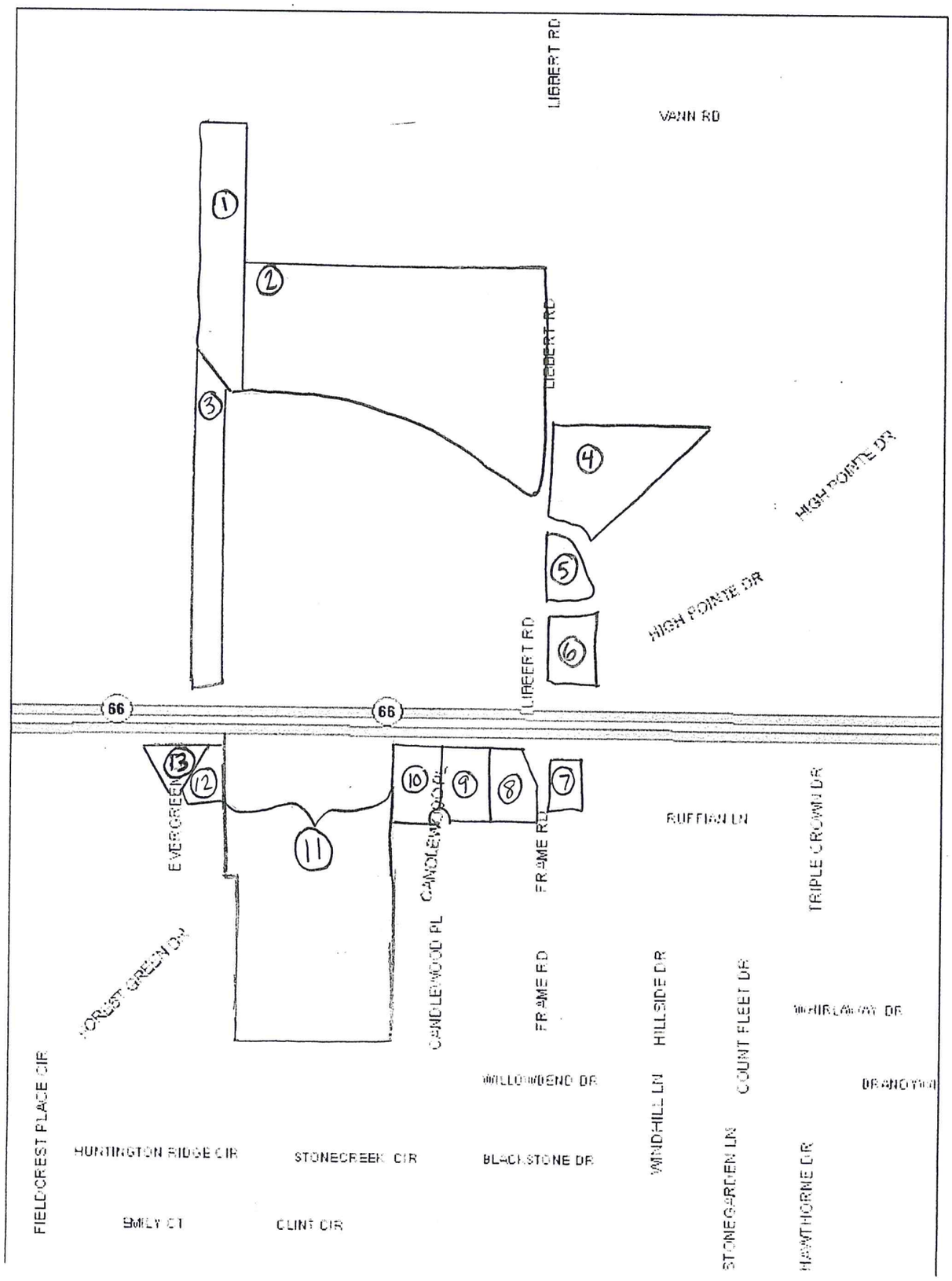
9. 87-12-28-202-007.000-019
    - Matthew J & Erika N Taylor
      4000 Candlewood Place
      Newburgh, IN 47630

10. 87-12-28-202-08.000-019
    - Ronnie R Markham
      4011 Candlewood Place
      Newburgh, IN 47630

11. 87-12-28-200-009.000-019
    - Ralph L & Barbara J Rogers
      4099 Candlewood Place
      Newburgh, IN 47630

12. 87-12-28-205-064.000-019
    - Christopher T & Lee Ann Raab
      4022 Evergreen Court
      Newburgh, IN 47630

13. 87-12-28-205-065.000-019
    - David E & Gayle A Schultz
      4000 Evergreen Court
      Newburgh, IN 47630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EVERGREEN
FORREST GREEN DR
FIELDCREST PLACE CIR
HUNTINGTON RIDGE CIR
EMILY CT
STONECREEK CIR
CLINT CIR
CANDLEWOOD PL
FRAME RD
WILLOWBEND DR
BLACKSTONE DR
RUFFIAN LN
HILLSIDE DR
WINDHILL LN
COUNT FLEET DR
STONEGARDEN LN
TRIPLE CROWN DR
HAWTHORNE DR

WARRICK COUNTY COMMISSIONERS ORDINANCE # _____

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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

WARRICK COUNTY, INDIANA

ATTEST:
COMMISSIONERS

_____
County Auditor

_____
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.

Joe Watson
Signature Printed Name

This document prepared by Joe Wa.