

ORIGINAL

ORDINANCE NO. 2021-23

**AN ORDINANCE AMENDING ZONING MAPS WITHIN THE ZONING ORDINANCE
OF THE TOWN OF WHITESTOWN, INDIANA**

Zoning Map Amendments
PC21-021-ZA

WHEREAS, the Petitioner, Mann Brothers Holdings LLC, filed its Zoning Amendment Application before the Whitestown Plan Commission seeking to rezone approximately 2.07 acres, more or less, in the Town of Whitestown, Indiana, **from the AG (Agriculture) Zoning Classification to the I1 (Light Industry) Zoning Classification;** and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Whitestown Plan Commission conducted the required public hearing and determined favorable recommendation, by a 5-0 vote, on June 14, 2021; and

WHEREAS, the Whitestown Plan Commission certified favorable recommendation to the Whitestown Town Council on July 1, 2020; and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Town Council of the Town of Whitestown, having considered the application and the recommendation of the Whitestown Plan Commission, now adopts the proposal and approves the requested rezoning amendment.

IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

Section 1. That the Applicant and property owner is Mann Brothers Holdings LLC.

Section 2. That the Applicant seeks to have the following described property attached hereto as Exhibit A, which is currently located in the AG (Agriculture) Zoning Classification to the I1 (Light Industry) Zoning Classification;


Section 3. That the Town Council of Whitestown has paid reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

Section 4. That the Town Council hereby adopts the proposal of the Whitestown Plan Commission as certified, and hereby adopts the Proposed Zoning Amendment.

Section 5. This Ordinance shall be in full force and effect from and after its passage and upon presentation of proof by Petitioner to the Town that this Ordinance and the Commitments have been recorded.

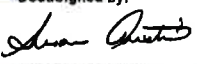
ALL OF WHICH IS ADOPTED this 14th day of July, 2021, by the Town Council of the Town of Whitestown, Indiana.

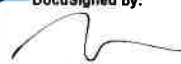
TOWN COUNCIL OF WHITESTOWN, INDIANA.


DocuSigned by:

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Clinton Bohm, President

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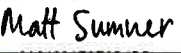
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Rob Worl

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Susan Austin, Vice President

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Jeff Wishek


Eric Miller

ATTEST:

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Matt Sumner, Town Clerk-Treasurer

Ordinance prepared by Brittany Garriott, Town Planner

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Boone, State of Indiana, and is described as follows:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH RANGE 1 EAST, IN WORTH TOWNSHIP, BOONE COUNTY INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE AFORESAID TRACT, PROCEED THENCE NORTHERLY WITH THE WEST LINE OF SAID TRACT (ASSUMING THE BEARING OF SAID LINE TO THE NORTH 0 DEGREES EAST) FOR A DISTANCE OF 125.00 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 188.50 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED NORTH 0 DEGREES EAST FOR A DISTANCE OF 135.00 FEET THENCE NORTH 89 DEGREES 11 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 159.98 FEET; THENCE SOUTH 0 DEGREES WEST FOR A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 159.98 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.4958 ACRES, MORE OR LESS.

PARCEL 2:

ALSO FROM THE SOUTHWEST CORNER OF THE AFORESAID TRACT, PROCEED THENCE NORTHERLY WITH THE WEST LINE OF SAID TRACT FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE THENCE NORTHERLY WITH SAID WEST LINE FOR A DISTANCE OF 135.00 FEET; THENCE DEFLECT RIGHT 89 DEGREES 11 MINUTES 30 SECONDS FOR A DISTANCE OF 188.50 FEET; THENCE DEFLECT RIGHT 90 DEGREES 48 MINUTES 30 SECONDS FOR A DISTANCE OF 135.00 FEET; THENCE DEFLECT RIGHT 89 DEGREES 11 MINUTES 30 FOR A DISTANCE OF 188.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.584 ACRES MORE OR LESS, AND BEING SUBJECT TO AN EASEMENT FOR AN COUNTRY ROAD ON AND ALONG THE ENTIRE WESTERNMOST BOUNDARY.
