

ORDINANCE NO. 2022- 21

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

Zoning Map Amendments
PC22-031-ZA

WHEREAS, the Petitioner, Becknell Industrial, LLC. / Whitestown Owner, LLC., filed its Zoning Amendment Application before the Whitestown Plan Commission seeking to rezone approximately 3.44 acres, more or less, in the Town of Whitestown, Indiana, **from the General Agriculture (AG) Zoning Classification to the Light Industrial (I-1) 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 May 9, 2022; and

WHEREAS, the Whitestown Plan Commission certified favorable recommendation to the Whitestown Town Council on May 9, 2022; 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.

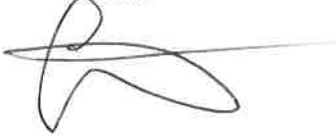
IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

- Section 1.** That the Applicant and Owner is Becknell Industrial, LLC. / Whitestown Owner, LLC.
- Section 2.** That the Applicant seeks to have the described property attached hereto as Exhibit A, which is currently located in the General Agriculture (AG) Zoning Classification to the Light Industrial (I-1) 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 amendment to the zoning map with respect to the Property, such that the Property is rezoned to Light Industrial (I-1) Zoning Classification.

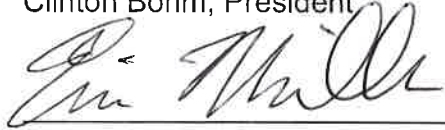
Section 5. This Ordinance shall be in full force and effect from and after its passage and upon presentation of proof by Petitioner to the Town that this Ordinance has been recorded.

ALL OF WHICH IS ADOPTED this 8th day of June, 2022, by the Town Council of the Town of Whitestown, Indiana.

TOWN COUNCIL OF WHITESTOWN, INDIANA.

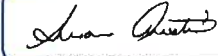


Clinton Bohm, President



Eric Miller, Vice President

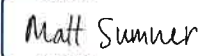
DocuSigned by:



Susan Austin

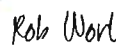
ATTEST:

DocuSigned by:



Matt Sumner, Town Clerk-Treasurer

DocuSigned by:



Rob Worl

DocuSigned by:



Jeff Wishek

Ordinance prepared by Jill Conniff, Planning Staff

Exhibit A

Legal Description

6055 CR 475 W. (formerly Kilgore Property)

A part of the Northeast Quarter of Section 2, Township 17 North, Range 1 East Situated in Perry Township, Boone County, Indiana, and Being more particularly described as follows:

From a Railroad rail (on end) at the Southeast corner of the aforesaid Northeast Quarter, thence North 0 degrees 27 minutes 12 second West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1,536.00 feet to the POINT OF BEGINNING; From Said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 114.38 feet, thence North 89 degrees 01 minutes 24 seconds East 225.02 Feet; thence South 0 degrees 16 minutes 31 seconds East 117.35 Feet to the Point of Beginning, containing 0.599 Acres, more or less.

6145 and 6175 CR 475 W. (formerly Thompson Property)

PARCEL 1:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet: thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1302.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 117.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 117.00 feet to the Point of Beginning;

ALSO:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet: thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1419.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 117.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 117.00 feet to the Point of Beginning.

PARCEL 2:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 985.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 100.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 100.00 feet to the Point of Beginning, containing 0.5166 acres, more or less.

ALSO:

A part of the Northeast quarter of Section 2, township 17 North, Range 1 East, situated in Perry Township, Boone County, Indiana, and being more particularly described as follows:

From a railroad rail (on end) at the Southeast corner of the aforesaid Northeast quarter, thence North 0 degrees 27 minutes 12 seconds West along the section line a distance of 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West for a distance of 1104.91 feet; thence North 0 degrees 16 minutes 31 seconds West 1085.00 feet to the POINT OF BEGINNING. From said point of beginning, thence South 89 degrees 46 minutes 12 seconds West 225.00 feet; thence North 0 degrees 16 minutes 31 seconds West 100.00 feet; thence North 89 degrees 46 minutes 12 seconds East 225.00 feet; thence South 0 degrees 16 minutes 31 seconds East 100.00 feet to the Point of Beginning, containing 0.5166 acres, more or less.