

ORDINANCE NO. 2022-9D

AMENDING HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

AMENDING TITLE XV, CHAPTER 156, ZONING OF THE HANCOCK COUNTY CODE OF ORDINANCES

SECTION I

Title XV, Chapter 156 of the Hancock County Code, is amended as follows: The Zoning Map referenced in Section 156.020 for Buck Creek Township is hereby amended by rezoning the subject area from Agricultural (A) to Industrial Business Park (IBP). This amendment shall be in full force and effect from and upon its adoption and in accordance with Indiana law. This amendment is conditioned upon the following:

A. The following types of land uses shall not be permitted:

1. Parking lot/structure as a primary use
2. Outdoor boat/RV storage
3. Lumber yard
4. Mini-warehouse self-storage

B. The intersection at CR 500 W and CR 300 N shall be improved to the satisfaction of the County Highway Engineer to include:

1. The roadway will be reconstructed to a width of two (2) 15-foot-wide travel lanes with 2-foot shoulders, bringing the total roadway width to 34 feet.
2. The roadway will include a cul-de-sac turnaround at the south end of the public right-of-way.
3. The total right-of-way will be 80 feet wide.
4. A single lane roundabout will be constructed at the intersection of North County Road 500 West and West County Road 300 North.
5. Additional improvements as may be required by County Highway Engineer upon further review.

C. County approval of an economic development agreement and tax abatement approved from County Council related to the subject properties. If this condition is not satisfied on or before May 1, 2023, then the zoning of the subject property shall revert back to A (Agricultural).

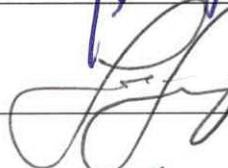
The subject area is described herein as Exhibit A.

ADOPTED THIS 20th DAY OF SEPTEMBER, 2022.

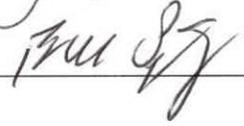
BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA



Marc Huber

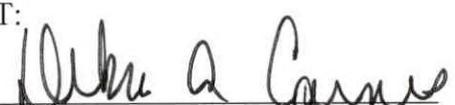


John Jessup



Bill Spalding

ATTEST:

 CG

Debra Carnes, Hancock County Auditor

Petitioner: i3 Industrial, LLC c/o Matt Dickerson

EXHIBIT A
LEGAL DESCRIPTION

Parcel No.: 30-06-20-200-014.000-006
Common Address: 2765 N 500 W, Greenfield, IN 46140

A SOUTHWEST DIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 6 EAST, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION; THENCE NORTH ON THE WEST LINE THEREOF 200.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 763.00 FEET TO THE MIDDLE OF THE SHELBY, SCOTTEN AND EASTES DITCH; THENCE SOUTHEASTERLY FOLLOWING THE MEANDERING OF THE MIDDLE OF SAID DITCH TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, A DISTANCE OF 1,032.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ON SAID SOUTH LINE 1,032.00 FEET TO THE PLACE OF BEGINNING.

Parcel No.: 30-06-20-200-013.000-006
Common Address: 2811 N. 500 W., Greenfield, IN 46140

THE LAND IS SITUATED IN THE COUNTY OF HANCOCK, STATE OF INDIANA, AS FOLLOWS:

A SOUTHWESTERLY DIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 16 NORTH, RANGE 6 EAST IN HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 200 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ON SAID WEST LINE 405 FEET TO THE MIDDLE OF THE SHELBY, SCOTTEN AND EASTES DITCH; THENCE SOUTHEASTERLY IN THE MIDDLE OF SAID DITCH 682 FEET; THENCE SOUTHERLY IN THE MIDDLE OF SAID DITCH 220 FEET TO A POINT 763 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER 763 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.9 ACRES, MORE OR LESS.