

ORDINANCE NO. 2022-9C

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

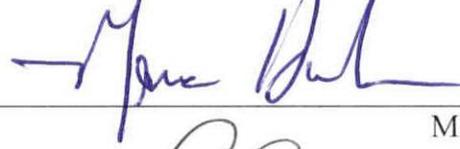
B. Plan Commission review and approval of the development plan prior to issuance of permits pursuant to Section 156.107 of the Hancock County code. Such review shall be initiated upon receipt of an application for development plan review and performed in conjunction with Technical Committee.

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

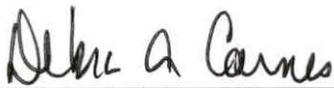


John Jessup



Bill Spalding

ATTEST:

 CG

Debra Carnes, Hancock County Auditor

Petitioner: i3 Industrial, LLC c/o Matt Dickerson

EXHIBIT A

Legal Description of the Real Estate

SURVEY DESCRIPTION

The Southwest Quarter of the Northwest Quarter of Section 20, Township 16 North, Range 6 East of the Second Principal Meridian in Hancock County, Indiana, being that 40.832 acre tract of land shown on the plat of an original ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 22062 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Northwest Quarter, marked by a brass pin in concrete; thence North 00 degrees 15 minutes 41 seconds West along the west line of said quarter-quarter 1,326.99 feet to the northwest corner thereof; thence North 89 degrees 40 minutes 09 seconds East along the north line of said quarter-quarter 1,342.17 feet to northeast corner thereof, marked by a 5/8" rebar with Banning-Eng Firm #0060 cap; thence South 00 degrees 16 minutes 45 seconds East along the east line of said quarter-quarter 1,323.07 feet to the southeast corner of said quarter-quarter, marked by a 5/8" rebar with Cripe cap; thence South 89 degrees 30 minutes 06 seconds West along the south line of said quarter-quarter 1,342.53 feet to the POINT OF BEGINNING, containing 40.832 acres, more or less.