

ORDINANCE NO. 2023 – 11A

AMENDING

HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

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

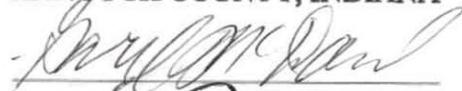
SECTION 1

Title XV Chapter 156 of the Hancock County Code, is amended as follows: The Zoning Map Referenced in Section 156.020 for Sugar Creek Township is hereby amended by rezoning the subject area from Residential 2.5 (R2.5) to Institutional (IN).

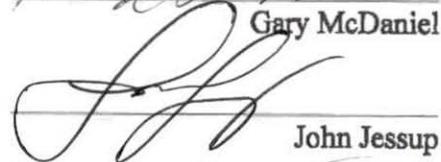
The subject area is described herein as Exhibit A.

ADOPTED THIS 6th DAY OF NOVEMBER 2023

BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA



Gary McDaniel



John Jessup



Bill Spalding

ATTEST:


Debra Carnes, Hancock County Auditor

Petitioner: Sugar Creek Twp Trustee and Cross of Grace Lutheran Church/Board of Commissioners

Fire Station

EXHIBIT A

LEGAL DESCRIPTION

A part of the West Half of the Southwest Quarter of Section 18, Township 15 North, Range 6 East in Sugar Creek Township, Hancock County, Indiana, said part being more particularly described as follows:

Commencing at a brass monument marking the Northwest corner of said Southwest Quarter; thence South 00 degrees 00 minutes 17 seconds East (assumed bearing to match the record plat of Countryside Subdivision, Section Two as per plat thereof recorded as Instrument No. 81-4813 in the Office of the Recorder of Said Hancock County) along the West line of said Southwest Quarter a distance of 115.00 feet to a MAG nail marking the Southwest corner of a 10.342 acre tract of land described in Instrument No. 0110092 in the Office of said recorder and being the Point of Beginning of this description (the next two calls are along a Southerly boundary and a Westerly boundary of said 10.342 acre tract); 1) thence North 88 degrees 08 minutes 48 seconds East, parallel with the North line of said Southwest Quarter a distance of 789.12 feet to a 5/8" capped rebar; 2) thence South 00 degrees 00 minutes 17 seconds East parallel with the West line of said Southwest Quarter a distance of 694.50 feet to a 5/8" capped rebar on the Southerly boundary of a 22.82 acre tract of land described in Instrument No. 97-02006 in the Office of said Recorder, thence South 89 degrees 08 minutes 48 seconds West along said Southerly boundary and being parallel with the North line of said Southwest Quarter a distance of 162.89 feet to the Southeast corner of a 2.237 acre tract of land described in Instrument No. 92-2987 in the Office of said Recorder and being in an existing fence line (the next two (2) calls are along the Easterly and the Northerly boundaries of said 2.237 acre tract and being along said existing fence); 1) thence North 25 degrees 44 minutes 41 seconds West a distance of 155.82 feet; 2) thence North 85 degrees 47 minutes 42 seconds West a distance of 560.00 feet to the West line of said Southwest Quarter; thence North 00 degrees 00 minutes 17 seconds West along said West line a distance of 503.84 feet to the Point of Beginning.

SEP 21 2023

Church

HANCOCK COUNTY
PLAN COMMISSION

EXHIBIT A - LEGAL DESCRIPTION

TRACT A

A part of the West half of the Southwest Quarter of Section 19, Township 15 North, Range 6 East in Sugar Creek Township, Hancock County, Indiana; said part being more particularly described as follows:

Beginning at a brass monument marking the Northwest corner of said Southwest Quarter; thence South 00 degrees 00 minutes 17 seconds East (assumed bearing to match the record plat of Countryside subdivision, Section Two as per plat thereof recorded as Instrument No. 91-4813 in the Office of the Recorder of said Hancock County) a distance of 115.00 feet to a HAG nail; thence North 89 degrees 09 minutes 49 seconds East, parallel with the North line of said Southwest Quarter a distance of 789.12 feet to a 5/8 inch capped rebar; thence South 00 degrees 00 minutes 17 seconds East, parallel with the West line of said Southwest Quarter a distance of 694.50 feet to a 5/8 inch capped rebar on the Southerly boundary of a 22.92 acre tract of land described in Instrument No. 97-02006 in the Office of said Recorder (the next three calls are along the Southerly, the Easterly and the Northerly boundaries of said 22.92 acre tract); (1) thence North 89 degrees 09 minutes 49 seconds East, parallel with the North line of the West half of said Southwest Quarter a distance of 445.77 feet to the East line of the West half of said Southwest Quarter; thence North 00 degrees 11 minutes 22 seconds West along the East line of said West half a distance of 809.47 feet to the Northeast corner of said West half, thence South 89 degrees 09 minutes 49 seconds West along the North line of said Southwest Quarter a distance of 1232.28 feet to the point of Beginning containing 10.342 acres, more or less.

0117568

01 SEP -5 AM 8:25
HANCOCK COUNTY RECORDER
L. J. [Signature]

TRACT B

Together with all rights, title and interest benefiting Tract A arising under or in connection with that certain Grant of Easement executed by Indy Development Group, LLC in favor of Servants of Christ Lutheran Church, Inc., dated July 17, 2001, recorded JULY 23, 2001 as Instrument Number 01-0010093 in the Office of the Recorder of Hancock County, Indiana.

TRACT C

EXHIBIT A - CONT'D

Together with all rights, title and interest benefiting Tract A arising under or in connection with that certain Drainage Easement executed by Indy Development Group, LLC in favor of Servants of Christ Lutheran Church, Inc., dated July 17, 2001, recorded JULY 23, 2001 as Instrument Number 01-0010094 in the Office of the Recorder of Hancock County, Indiana.

0117568

Carly J. Wilson
HANCOCK COUNTY RECORDER
01 DEC -5 AM 8:26

-2-

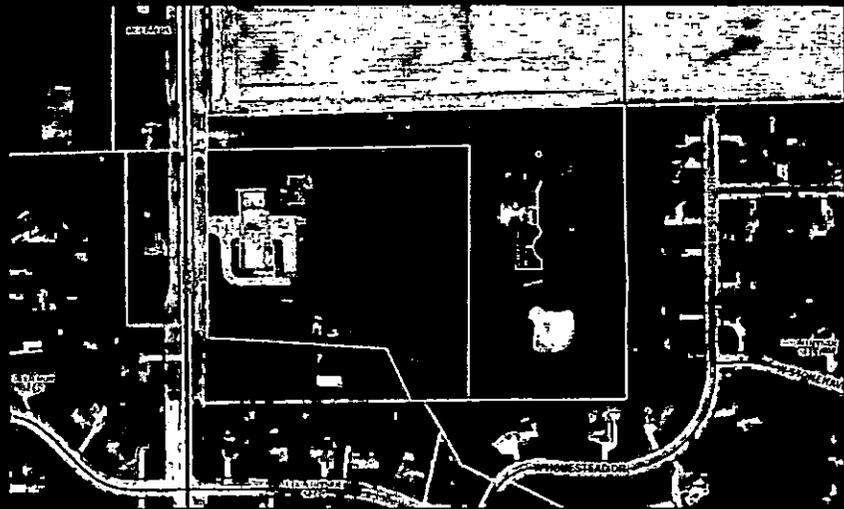
CAROLYN GRASS
HANCOCK COUNTY RECORDER
8 E MAIN STREET ROOM 204
GREENSBORO IN 46140

4. Sugar Creek Top Line/Board of Commissioners

Rezone of two parcels located in Sugar Creek Township located south of W 300 S and north of US 52, from R2.5 to IN (Institutional).

The western parcel is owned by Sugar Creek Township Fire Building Corp.

The eastern parcel is owned by Cross of Grace Lutheran Church.



4. Sugar Creek Top Line/Board of Commissioners

- The land uses for the parcels are legal nonconforming because they were in operation prior to the adoption of our current Zoning Ordinance. The uses are permitted in Institutional Zoning.
- R2.5 zoning requires the stakeholders to petition the Board of Zoning Appeals for any improvements to their parcels to continue serving the surrounding residential uses.
- The Hancock County Board of Commissioners are in support of this Rezone and have asked the Planning Department to initiate the Rezone on behalf of the stakeholders.



4. Sugar Creek Top Line/Board of Commissioners - Rezoning

The Comprehensive Plan shows this area is anticipated to support increased residential growth through Planned Neighborhoods.

As this area grows with residential development, supporting services will need to grow to meet taxpayer expectations.

