

**ORDINANCE NO. 2025 – 78**

AMENDING

HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

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

SECTION 1

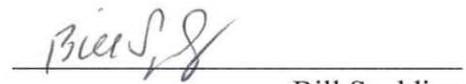
Title XV Chapter 156 of the Hancock County Code, is amended as follows: The Zoning Map Referenced in Section 156.020 for Center Township is hereby amended by rezoning the subject area from Institutional (IN) to Community Commercial (CC).

The subject area is described herein as Exhibit A and subject to the condition presented and attached herein as Exhibit B.

ADOPTED THIS 15<sup>th</sup> DAY OF July 2025

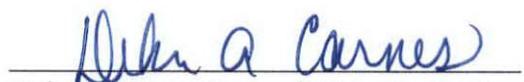
BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

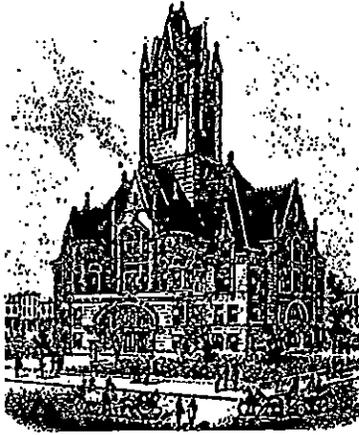
  
\_\_\_\_\_  
Gary McDaniel

  
\_\_\_\_\_  
Bill Spalding

\_\_\_\_\_  
Jeannine Gray

ATTEST:

  
\_\_\_\_\_  
Debra Carnes, Hancock County Auditor



*The Hancock County Area Plan Commission  
Court House Annex  
111 American Legion Place, Ste. 146  
Greenfield, IN 46140  
Phone: (317) 477-1134  
Fax: (317) 477-1184*

## **CERTIFICATION**

### Hancock County Area Plan Commission

Project Name: Benjamin Hall  
Petitioner: Benjamin Hall  
Project Location: 6063 W Station Way, Greenfield, IN  
Township: Buck Creek  
Certification Date: 3 June 2025

I, Renee Oldham, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached rezoning ordinance, with the inclusion of conditions, and are true and accurate records of the meeting of the Plan Commission on 3<sup>rd</sup> June, 2025.

- The proposal to rezone 1.485 acres from Institutional (IN) to Community Commercial (CC) received a favorable recommendation by a vote of three (8) ayes and zero (0) nays with the following condition: The subject area is prohibited from the following uses:
  - Gas station
  - Funeral home
  - Banquet/assembly hall
  - Car wash
  - Conference center
  - Convenience store
  - Oil change shop
  - Vehicle detailing/accessory shop

The attached ordinance is hereby certified to the Board of Commissioners, Hancock County, Indiana.

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

  
Renee Oldham, Secretary

This instrument was prepared by Rhonda Cook, BRAND & MORELOCK, 6 West South Street, Greenfield, IN 46140.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Rhonda Cook.

## EXHIBIT A

### LEGAL DESCRIPTION

#### Exhibit A

A part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 16 North, Range 5 East, in Hancock County, Indiana, being more particularly described as follows: Commencing at the point of intersection of the North right-of-way line of the highway running East and West through said Northeast Quarter and The East line of said Quarter Quarter Section; thence West on and along the North right of way line of said highway 229.00 feet; thence South 40.00 feet to a point of the South right of way line of said highway; thence West on and along said South right of way line 108.4 feet to a point on the centerline of an abandoned highway; thence Northwesterly on and along the centerline of said abandoned highway 99.5 feet; thence South parallel with the East line of said Quarter Quarter Section to a point on the North right of way line of the Indianapolis, Bloomington and Western Railroad; thence Northeasterly on and along said North right of way line to a point 234.97 feet West of the East line of said Quarter Quarter Section; thence North 67.00 feet to the point of beginning.

Also: A part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 16 North, Range 5 East, in Hancock County, Indiana; said part being more particularly described as follows: Beginning at a point on the centerline of the Mt. Comfort Gravel Road 450.50 feet West of the East line of said Quarter Quarter Section, thence South parallel with the East line of said Quarter Quarter Section to a point on the North right of way line of the Indianapolis, Bloomington and Western Railroad; thence Southwesterly on and along said right of way line to a point 478.00 feet West of the East line of said Quarter Quarter Section, thence North parallel with the East line of said Quarter Quarter Section to a point on the centerline of the aforementioned Mt. Comfort Gravel Road; thence Southeasterly on and along said centerline to the point of beginning.

Also: All those two parcels of land situate in the Southeast Quarter of Section 13, Township 16 North, Range 5 East, Buck Creek Township, Hancock County, Indiana, designated as Tract No. 3 and Tract No. 4 on a plan of survey made by Indiana Surveying Company, Inc. dated May 23, 1983, separately bounded and described according to said plan, as follows, viz:

#### The First thereof, designated Tract No. 3:

Commencing at a brass plug at the Southeast Corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of said Southeast Quarter a distance of 1,407.79 feet to the South right of way line of a railroad formerly of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company, thence South 76 degrees 43 minutes 08 seconds West along said South right of way for a distance of 211.84 feet to the point of beginning of the following described parcel of land; thence continuing South 76 degrees 54 minutes 08 seconds West along said South right of way line for a distance of 259.89 feet; thence North 13 degrees 05 minutes 52 seconds West a distance of 100.00 feet to the North right of way line of said railway company; thence North 76 degrees 54 minutes 08 seconds East along said North right of way line a distance of 259.89 feet; thence South 13 degrees 05 minutes 52 seconds East a distance of 100.00 feet to the point of beginning, containing 0.60 of an acre, more or less.

#### The Second and Last thereof, designated as Tract No. 4:

Commencing at the brass plug at the Southeast Corner of said Southeast Quarter; thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of said Southeast Quarter a distance of 1,407.79 feet to the South right of way line of a railroad formerly of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company, thence South 76 degrees 54 minutes 08 seconds West along said

South right of way line a distance of 471.73 feet to the point of beginning of the following described parcel of land; thence continuing South 76 degrees 54 minutes 08 seconds West along said South right of way line a distance of 96.78 feet; thence North 13 degrees 05 minutes 52 seconds West a distance of 100.00 feet to the North right of way line of said railway company; thence 76 degrees 54 minutes 08 seconds East along said North right of way line a distance of 96.78 feet; thence South 13 degrees 05 minutes 52 seconds East a distance of 100.00 feet to the point of beginning, containing 0.22 of an acre, more or less.

EXCEPT all oil, gas, natural gas, casing-head gas, and related hydrocarbons as reserved by The Penn Central Corporation in Deed recorded May 2, 1983 as Instrument No. 831572.

Together with a ten foot wide easement, in common with others lawfully entitled to the use thereof, for access to and from the parcels of land hereinbefore described and County Road 600 West, as reserved in and by the certain deed dated July 29, 1982 from said grantor to Buck Creek Township.

EXHIBIT B

CONDITION

The subject area is prohibited from the following uses:

- Gas station
- Funeral home
- Banquet/assembly hall
- Car wash
- Conference center
- Convenience store
- Oil change shop
- Vehicle detailing/accessory shop