

**ORDINANCE NO. 2021 - 3I**

AMENDING  
HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

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

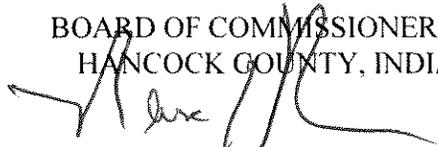
SECTION I

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 Industrial General (IG) to Industrial Light (IL).

The subject area is described herein as Exhibit A.

ADOPTED THIS 16<sup>th</sup> DAY OF MARCH 2021.

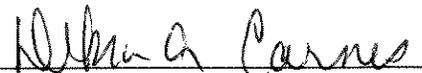
BOARD OF COMMISSIONERS OF  
HANCOCK COUNTY, INDIANA

  
\_\_\_\_\_  
Marc Huber

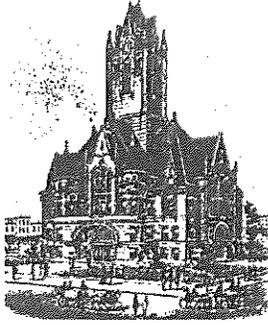
  
\_\_\_\_\_  
John Jessup

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

ATTEST:

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

Petitioner: Indhland, LLC



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

**CERTIFICATION**

**Hancock County Area Plan Commission**

Project Name: Indhland - Rezone  
Petitioner: Indhland, LLC  
Project Location: 4500 N 600 W (approximate)  
Township: Buck Creek

I, Michael Long, being the Secretary of the Hancock County Area Plan Commission of Hancock County, Indiana, do hereby certify that the attached rezoning ordinance is a true and accurate record of the meeting of the Plan Commission on 23 February 2021. The attached ordinance received a favorable recommendation by a vote of seven (7) ayes and zero (0) naves.

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

HANCOCK COUNTY AREA PLAN COMMISSION  
HANCOCK COUNTY, INDIANA

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Michael Long, Secretary

FILED

Exhibit A

JAN 22 2021

Part of the Southeast Quarter of Section 12, Township 16 North, Range 10 East, ~~PL 05~~ <sup>HANCOCK COUNTY</sup> ~~Basin~~ <sup>PL 05</sup> Creek Township, Hancock County, Indiana, described as follows:

Commencing at the Northeast corner of the said Southeast Quarter; thence North 88 degrees 35 minutes 12 seconds West along the north line of said Northeast Quarter a distance of 826.04 feet to a northeast corner of an 18.589 acre land tract described in Instrument Number 202009283 in the Office of the Hancock County, Indiana Recorder, also being the Point of Beginning; thence South 00 degrees 33 minutes 51 seconds East, along the East line of said land tract a distance of 363.65 feet a southeast corner of said land tract, being in the center of the John G. Steel Ditch, (the following 7 courses and distances being along the southerly lines of said land tract and said center of ditch);

- 1) thence South 54 degrees 30 minutes 32 seconds West a distance of 150.08 feet;
- 2) thence South 71 degrees 26 minutes 14 seconds West a distance of 216.63 feet;
- 3) thence South 77 degrees 30 minutes 18 seconds West a distance of 307.17 feet;
- 4) thence South 52 degrees 08 minutes 17 seconds West a distance of 98.83 feet;
- 5) thence South 44 degrees 28 minutes 22 seconds West a distance of 246.22 feet;
- 6) thence South 36 degrees 13 minutes 48 seconds West a distance of 113.55 feet;
- 7) thence South 43 degrees 32 minutes 48 seconds West a distance of 43.20 feet to a southwest corner of said land tract; thence North 00 degrees 37 minutes 08 seconds West, along the west line of said land tract a distance of 969.73 feet to the north line of said Southeast Quarter; thence South 88 degrees 35 minutes 12 seconds East along said north line a distance of 451.79 feet to the northwest corner of the East Half of said Southeast Quarter; thence continue South 88 degrees 35 minutes 12 seconds East along the north line of the Southeast Quarter a distance of 530.25 feet to the Point of Beginning.

Containing 13.592 acres, more or less.

EDIT DATE: 10/22/19 EDITED BY: EEVANS P: \2019\00191\DRAWINGS\SURVEY\EXHIBITS\ZONING\201900191.SV.ZONING3.EXHIBIT.2020-12-09.DWG

**ZONING**

AMERICAN  
**STRUCTUREPOINT**  
INC.

9025 RIVER ROAD, SUITE 200  
INDIANAPOLIS, IN 46240  
TEL 317.547.5580 FAX 317.543.0270  
www.structurepoint.com

DATE: 12-10-2020

DRAWN BY: EE

JOB NO. 2019.00191

SHEET NO.

1  
of  
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**HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140**

**PLAN COMMISSION MINUTES**

**DATE: February 23, 2021 TIME: 6:30 P.M.**

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2.GDI Construction  
4698 N 600 W  
12 - 16 - 5

Commercial Neighborhood  
Rezoning 21-2088  
Buck Creek

Rezoning 3.78 acres from CN (Commercial: Neighborhood) to IL (Industrial: Light) at 4698 N 600 W. Mr. Dale stated he will combine this item and #3 item together. He stated both parcels are being rezoned to IL (Industrial: Light) to match the other parcels already zoned industrial in order to create a large industrial development site for a future 770,000 sf building and related infrastructure. He stated the Comprehensive Plan map shows this area as Industrial and Conservation (which should be protected from development). He stated just north of the GDI parcel is residential homes and a landscaping buffer must be implemented. He stated permitted uses not allowed in CN zoning but allowed in the IL zone that he believes should be stricken are parking lot or structure (as a primary use) and lumber yard. He wanted to note that Fabrication and manufacturing operations in the IL zone are subject to limitations regarding floor area, outdoor storage, loading, and service areas pursuant to HCC 156.021(c). Mr. Dale stated the proposal is consistent with the Comp Plan, with most desirable used of land, with conservation of property values, and responsible growth and development but is not consistent with the current conditions and character of current structures. He said staff position is for a favorable recommendation subject to a Buffer Yard Type 3 which will be required along the north boundary of the 3.78-acre parcel (the GDI parcel) bordering the residential land use pursuant to HCC 156.076. Mr. Nick Everhart, American Structure Point and representing GDI and Indhland was present. He stated he wanted to point out that the CN parcel (3.78 acres), the county has a plan to improve Mt. Comfort Rd. and a good chunk of this parcel will be used to include a round-a-bout and with their development they will be extending a public road back into their property. He stated he believes the round-a-bout will also serve Walmart to the east. He stated they respectively request a favorable recommendation and that they are aware of the Type 3 Buffer yard requirements. Mr. Dale asked if this would be platted. Mr. Everhart said they would because of the public road. There were no remonstrators. Mr. Holden made the motion for a favorable recommendation to the County Commissioners for both GDI and Indhland subject to striking the uses mentioned previously. Mr. Bolander seconded. Motion carried. Seven (7) approved the favorable recommendation, Zero (0) denied.

3.Indhland, LLC  
Approx. 4500 N 600 W  
12-16-5

Industrial General  
Rezoning 21-2089  
Buck Creek

Rezoning 13.59 acres from IG (Industrial: General) to IL (Industrial: Light) located approximately 4500 N on the west side of 600 W. See minutes above (#2).

**HANCOCK COUNTY AREA PLAN COMMISSION  
111 AMERICAN LEGION PLACE  
GREENFIELD, IN 46140**

**PLAN COMMISSION MINUTES**

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## Item 2: GDI Construction Item 3: Indhland, LLC

Rezone 3.78 acres from Commercial Neighborhood (CN) to Industrial Light (IL); and

Rezone 13.59 acres from Industrial General (IG) to Industrial Light (IL).

Location: Approx. 4500 N 600 W

- ◆ Buck Creek Township

Purpose:

- ◆ To accommodate future industrial development including a 770,000 sf building and related infrastructure.

2/20/2021

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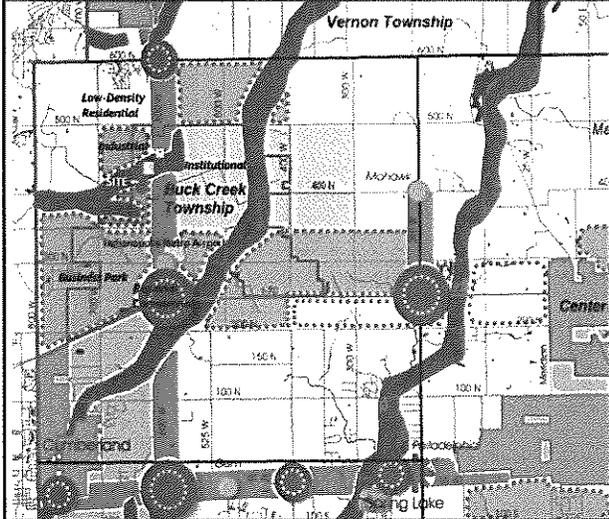
## GDI-Indhland / Vicinity



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# GDI-Indhland / Comprehensive Plan



**Industrial**  
 Intended for manufacturing, warehousing and distribution, production facilities, processing plants, and similar businesses, located near major transportation corridors for moving products to market.

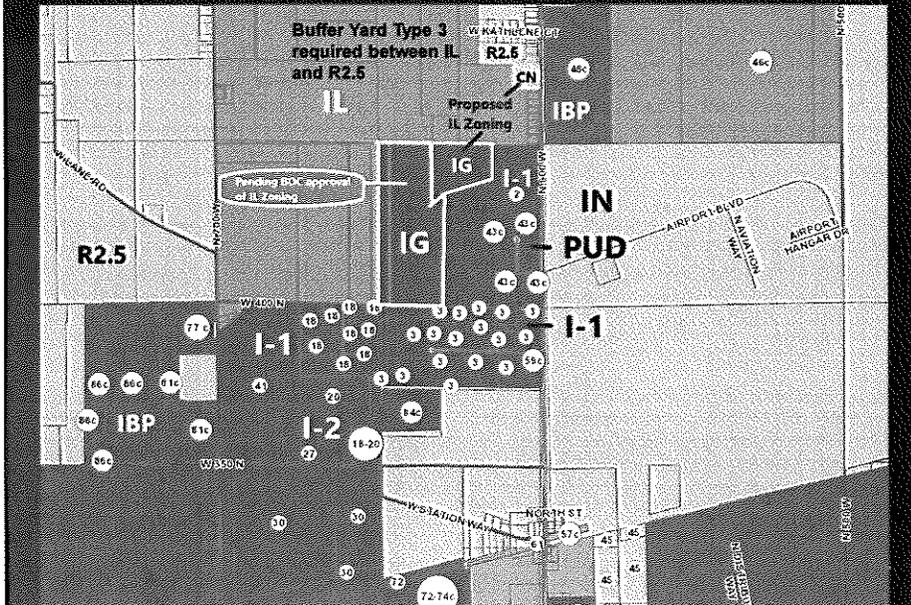
**Conservation**  
 Should be protected from development, includes: stream corridors, floodplain areas, wooded lots, wetlands, serve important drainage functions, should remain free of infrastructure. Integration of active recreation facilities is recommended.

2/20/2021

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# GDI-Indhland / Zoning Map



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# GDI-Indhland / Neighborhood



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# GDI-Indhland / Neighborhood, cont'd



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## GDI-Indhland / Statement of Intent

### Petitioners' Statements

- ◆ The proposed rezoning is consistent with the adjacent zoning and would accommodate anticipated future industrial development.
- ◆ At this time, the subject properties are anticipated to be a part of a larger industrial development/property that would include a 770,000 sf building with associated site infrastructure.

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## GDI-Indhland / Permitted Uses - IG

Permitted Uses: The following land uses would be permitted by-right in the proposed IL zone and not in the IG zone. Staff is non-supportive of underlined uses.

- ◆ Agriculture Uses  
Farm equipment sales & services
- ◆ Commercial Uses  
Building finishes shop, building supply store, business/financial services office, investment firm, print shop / copy center, recreational vehicle sales & service, vehicle detailing / accessory shop
- ◆ Permitted uses in CN zone, next slides...

2/20/2021

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## GDI-Indhland / Permitted Uses - CN

Permitted Uses: The following land uses would be permitted by-right in the proposed IL zone and not in the CN zone. Staff is non-supportive of the underlined uses on the 3.78-acre tract.

- ◆ Agriculture Uses: Agribusiness Type 1, animal stables, crop processing & storage, farm equipment sales/service, nursery, seed storage & sales/distribution, winery
- ◆ Communications/Utilities Uses: Communication service exchange, meteorological tower, utility substation, water tower, WECS/micro, WECS/Non-commercial, WECS/Small
- ◆ Institutional Uses: Church or other place of worship, heliport, medical clinic, parking lot or structure (as a primary use), trade or business school
- ◆ Park Uses: Park & recreation facility
- ◆ Continued next slide...

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## GDI-Indhland / Permitted Uses - CN

Permitted Uses: The following land uses would be permitted by-right in the proposed IL zone and not in the CN zone. Staff is non-supportive of the underlined uses.

- ◆ Commercial Uses: Building finishes shop, conference center, data processing/call center, equipment sales/rental, greenhouse, radio/TV station, recreational vehicle sales/service, vehicle detailing / accessory shop
- ◆ Industrial Uses: Assembly facility, contractor's warehouse, fabrication facility, lumber yard, manufacturing facility, mini-warehouse self-storage facility, printing/publishing facility, research & development facility, tool & dye shop, warehouse/distribution facility, wholesale distribution facility

*Note: Fabrication and manufacturing operations in IL zone are subject to limitations regarding floor area, outdoor storage, loading, and service areas pursuant to HCC 156.021(C).*

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## GDI-Indhland / Consistency with Comp Plan

- 1) Consistent with the Comprehensive Plan: Yes
  - ◆ The proposed IL zoning conforms to the "Industrial" and "Mixed-Use" designations that promote employment-generating businesses and light industrial uses.
- 2) Consistent with current conditions & character of current structures: No
  - ◆ The proposed IL zoning does not conform to the current agricultural and residential uses of the property.
- 3) Consistent with most desirable use of land: Yes
  - ◆ The proposed IL zoning conforms to the owner's goal to develop the site for light industrial uses. Staff has not received notice of opposition to the proposal.
- 4) Consistent with conservation of property values? Yes
  - ◆ Subject to the county's buffer yard requirement, the proposed IL zoning is not anticipated to adversely affect the value of nearby properties.
- 5) Consistent with responsible growth and development: Yes
  - ◆ The sites are bordered by mostly agricultural land uses with industrial zoning.

### Staff Position:

- ◆ Favorable
- ◆ Buffer Yard Type 3 will be required along the north boundary of the 3.78-acre parcel bordering the residential land use pursuant to HCC 156.076.

2/20/2021

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