

RESOLUTION NO. 2021-5-4

RESOLUTION OF THE HANCOCK COUNTY BOARD OF
COMMISSIONERS APPROVING AN ORDER OF THE
HANCOCK COUNTY AREA PLAN COMMISSION

WHEREAS, the Hancock County ("County") Redevelopment Commission ("Commission") did on April 8, 2009, adopt a declaratory resolution, as amended on April 9, 2015, October 13, 2016 and April 11, 2019 (collectively, as amended, "Declaratory Resolution"), establishing the Mt. Comfort Corridor Economic Development Area ("Area") and approving the Economic Development Plan for the Area ("Original Plan"), and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted following a public hearing on July 8, 2009, as amended on June 11, 2015, December 8, 2016 and August 8, 2019 (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution established the Mt. Comfort North Allocation Area No. 1 ("North Allocation Area"), the HRH Allocation Area ("HRH Allocation Area") and the South Allocation Area No. 2 ("South Allocation Area");

WHEREAS, the Board of Commissioners approved the creation of the Area, the North Allocation Area, the HRH Allocation Area and the South Allocation Area;

WHEREAS, on January 14, 2021 the Commission adopted a resolution to amend the Area Resolution to: (i) expand the Area by adding the property identified in pink outline on the map set forth on Exhibit A attached thereto and incorporated therein ("Expansion Area"); (ii) designating the boundaries of the Expansion Area as the new West Allocation Area ("West Allocation Area"); and (iii) approve a new Economic Development Plan for the West Allocation Area ("West Area Plan");

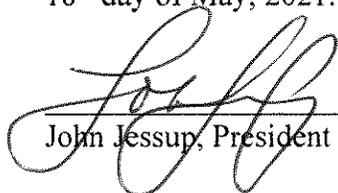
WHEREAS, the Hancock County Area Plan Commission ("Plan Commission") adopted the order attached hereto as Exhibit A on April 27, 2021 approving the amendment to the Area Resolution; and

WHEREAS the Act requires approval of the action of the Plan Commission by the Board of Commissioners of the County prior to the Commission holding a public hearing on the amendment;

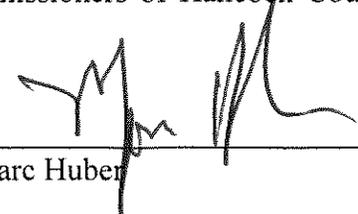
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HANCOCK COUNTY, INDIANA, THAT:

1. The action of the Plan Commission on April 27, 2021 is hereby approved.
2. This resolution shall be effective from and after its passage.

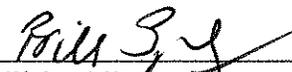
Passed and adopted by the Board of Commissioners of Hancock County, Indiana, this 18th day of May, 2021.



John Jessup, President



Marc Huber



Bill Spalding

Attest: Debra A. Carnes, Auditor



EXHIBIT A

Hancock County Area Plan Commission Order

(See Attached)

**ORDER OF THE HANCOCK COUNTY AREA PLAN
COMMISSION DETERMINING THAT THE AMENDING
DECLARATORY RESOLUTION APPROVED AND ADOPTED BY
THE HANCOCK COUNTY REDEVELOPMENT COMMISSION
CONFORMS TO THE PLAN OF DEVELOPMENT OF THE
COUNTY AND APPROVING SAID RESOLUTION AND PLAN**

WHEREAS, the Hancock County ("County") Redevelopment Commission ("Commission") did on April 8, 2009, adopt a declaratory resolution, as amended on April 9, 2015, October 13, 2016 and April 11, 2019 (collectively, as amended, "Declaratory Resolution"), establishing the Mt. Comfort Corridor Economic Development Area ("Area"), and approving the Economic Development Plan for the Area ("Original Plan"), and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted following a public hearing on July 8, 2009, as amended on June 11, 2015, December 8, 2016 and August 8, 2019 (collectively, as amended, "Confirmatory Resolution");

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WHEREAS, the Board of Commissioners approved the creation of the Area, the North Allocation Area, the HRH Allocation Area and the South Allocation Area;

WHEREAS, on January 14, 2021 the Commission adopted a resolution to amend the Area Resolution to: (i) expand the Area by adding the property identified in pink outline on the map set forth on Exhibit A attached thereto and incorporated therein ("Expansion Area"); (ii) designate the boundaries of the Expansion Area as the new West Allocation Area ("West Allocation Area"); and (iii) approve a new Economic Development Plan for the West Allocation Area ("West Area Plan"); and

WHEREAS, the Act requires approval of the Amending Declaratory Resolution and the West Area Plan by the Plan Commission;

NOW, THEREFORE, BE IT ORDERED BY THE HANCOCK COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the West Area Plan conform to the text of the County's Comprehensive Plan and they primarily conform to the Comprehensive Plan Map. (More than 70% of the lands affected by the West Area Plan conform to the Comprehensive Plan Map while less than 30% of the lands affected by the West Area Plan do not conform to the Comprehensive Plan Map.)

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2. The Amending Declaratory Resolution and the West Area Plan are in all respects approved.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the West Area Plan with the permanent minutes of this meeting.

Passed by the Hancock County Area Plan Commission, this 27th day of ~~February~~ ^{April}, 2021.

**HANCOCK COUNTY AREA PLAN
COMMISSION**

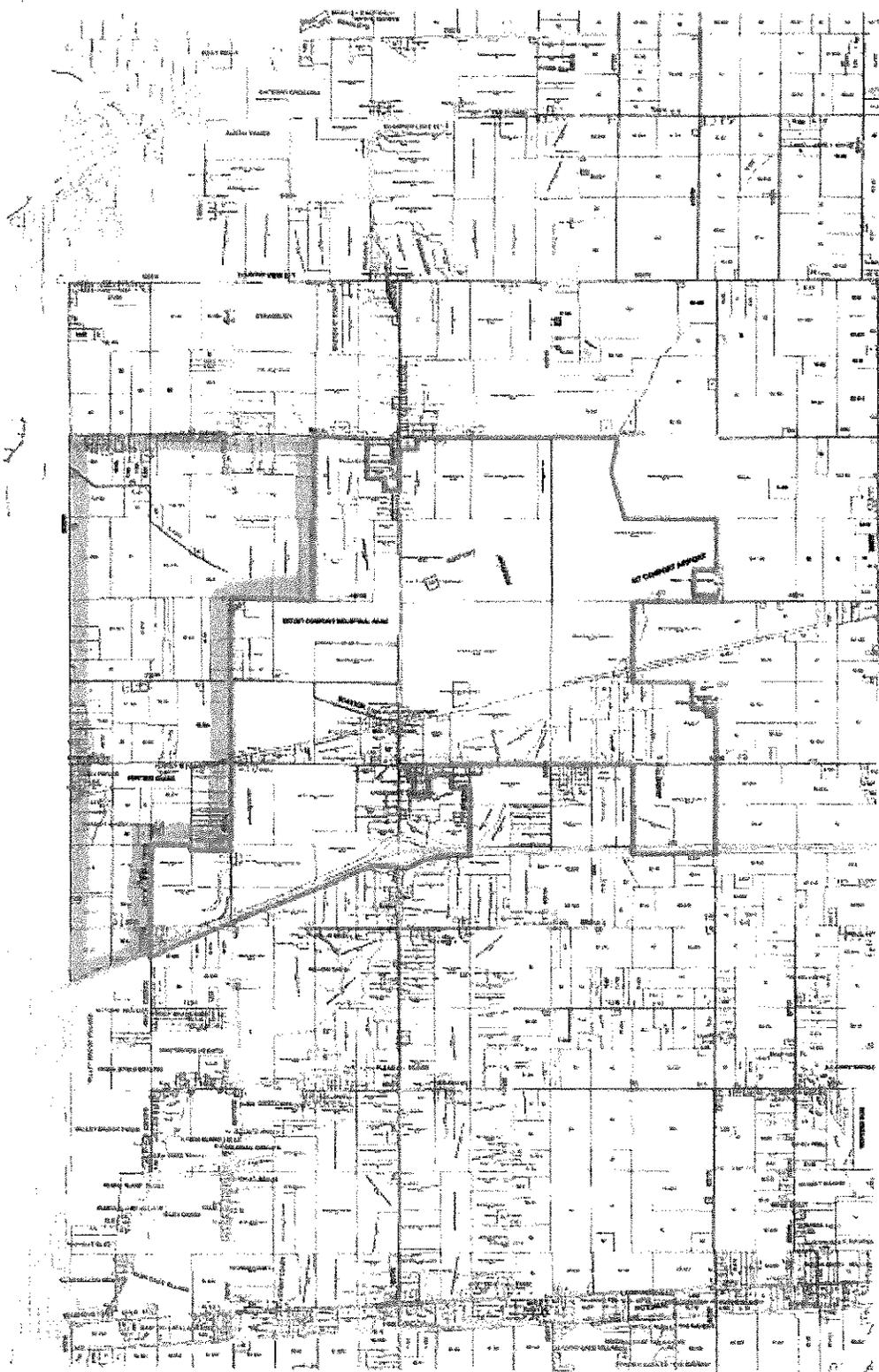


President

ATTEST:



Secretary



**West Allocation Area
Boundary Characteristics
(Approximations)**

Boundary Area: 2,200 Acres (See attachments)

Zoning Districts

Residential: 855 Acres
68 Tracts (R2.5)

Industrial: 1,345 Acres
193 Tracts (IBP)
13 Tracts (II.)

Comprehensive Plan Designations

Low-Density Residential: 654 Acres
Primarily intended for single-family detached residences
Density not exceeding 2.5 dwelling units per acre

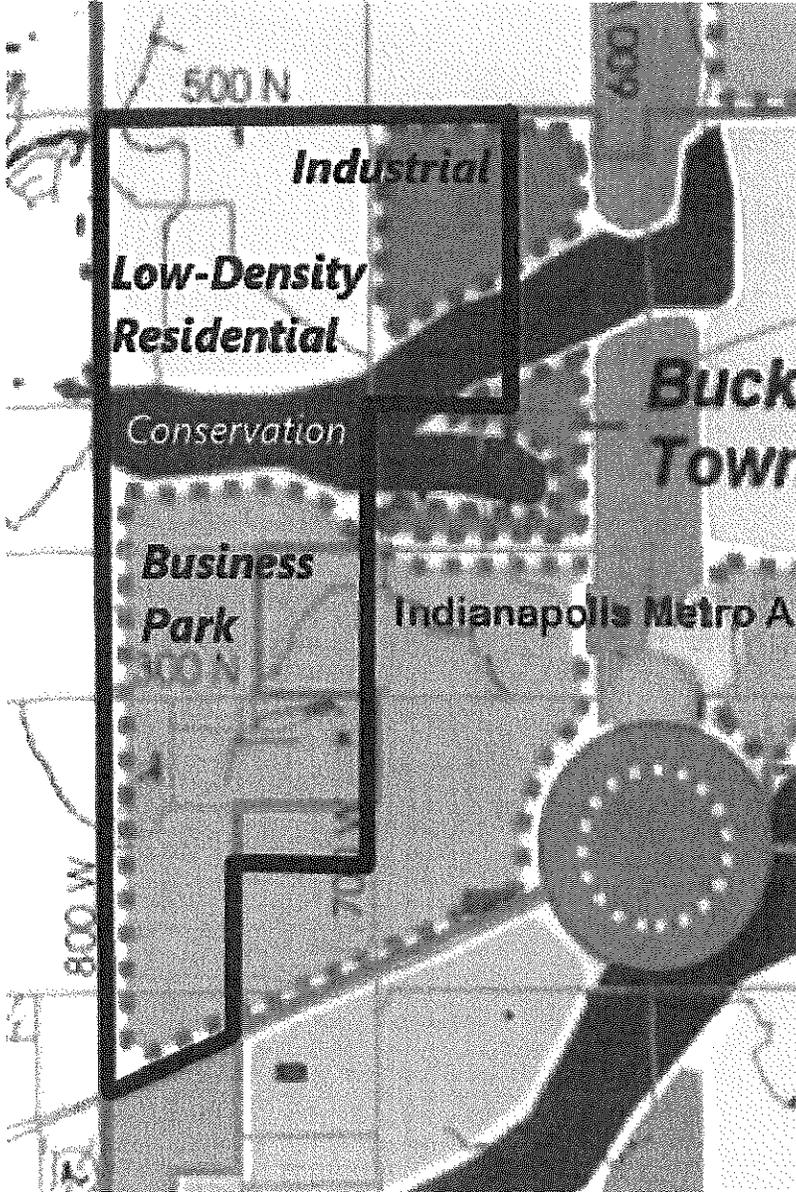
Industrial: 329 Acres
Primarily intended for manufacturing, warehousing and
distribution, production facilities, processing plants, and
similar uses

Business Park: 1,210 Acres
Primarily intended for new employment generating
businesses including life sciences, biotechnology, research
and development, corporate headquarters, and similar uses

Conservation: 24 Acres
Deserve some level of protection; include stream corridors,
floodplain, wooded lots, wetlands, wildlife habitat, visual
corridors, natural resources

MD
02/10/21

Current Comprehensive Plan Designations



Current Zoning Districts

