

*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: Arrowhead Mobile Home Park - Rezone
Petitioner: Hancock County Plan Commission
Project Location: 3851 S 450 W
Township: Sugar 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 27 October 2020. 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

Michael Long, Secretary

ORDINANCE NO. 2020 - 11 G

AMENDING
HANCOCK COUNTY ZONING ORDINANCE NO. 2007-1B

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

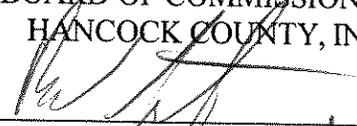
SECTION I

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

The subject area is described herein as Exhibit A.

ADOPTED THIS 17th DAY OF NOVEMBER 2020.

BOARD OF COMMISSIONERS OF
HANCOCK COUNTY, INDIANA



Brad Armstrong



Marc Huber



John Jessup

ATTEST:



Debra Carnes, Hancock County Auditor

Petitioner: Hancock County Plan Commission

EXHIBIT A

Legal Description:

Arrowhead Mobile Home Park

3851 South 450 West, New Palestine, IN 46163

DESCRIPTION OF TRACT "E-1" – Mobile Home Park: A part of the southeast ^{quarter} section of Section 20, Township 15 North, Range 6 East, in Sugar Creek Township, Hancock County, Indiana, more particularly described as follows, to wit:

Commencing at a brass pin at the southwest corner of said quarter section, thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds west a distance of 832.42 feet along the west line of said quarter section to a railroad spike at the northwest corner of Cornerstone Village Subdivision, Section Two, recorded as Instrument No. 94-10537, in the Office of the Recorder of Hancock County, Indiana, and to the point of beginning of this description; thence North 00 degrees 00 minutes 00 seconds West a distance of 50.00 feet along the west line of said quarter section to a P. K. Nail, thence South 89 degrees 00 minutes 32 seconds East a distance of 482.07 feet to a 5/8 inch rebar, thence North 00 degrees 00 minutes 00 seconds West a distance of 863.59 feet to a 5/8 inch rebar on the south line of the Paul D. Frey Minor Subdivision, recorded as Instrument No. 91-4935, in said recorder's office, thence South 73 degrees 18 minutes 49 seconds East a distance of 157.20 feet to a 5/8 inch rebar, thence North 09 degrees 35 minutes 08 seconds East a distance of 18.10 feet to a 1/2 inch rebar found at the southeast corner of said minor subdivision, thence North 00 degrees 00 minutes 00 seconds West a distance of 101.00 feet along the east line of said minor subdivision to a 5/8 inch rebar, thence South 90 degrees 00 minutes 00 seconds East a distance of 783.94 feet to a point in the center of Big Sugar Creek, thence (the next five calls are along the centerline of Big Sugar Creek) South 25 degrees 46 minutes 09 seconds East a distance of 174.29 feet to a point, thence South 17 degrees 52 minutes 38 seconds West a distance of 257.86 feet to a point, thence South 30 degrees 17 minutes 00 seconds East a distance of 261.48 feet to a point, thence South 26 degrees 03 minutes 03 seconds West a distance of 391.12 feet to a point, thence South 12 degrees 24 minutes 00 seconds East a distance of 229.66 feet to a point, thence, leaving said creek, South 90 degrees 00 minutes 00 seconds West a distance of 391.76 feet along the north line of Cornerstone Village, Section Five, recorded as Instrument No. 93-14168, in said recorder's office, to a 5/8 inch rebar at a corner of said Cornerstone Village Subdivision, Section Two, thence North 87 degrees 37 minutes 25 seconds West a distance of 166.81 feet along the north line of said Cornerstone Village Subdivision, Section Two, to a 5/8 inch rebar, thence North 00 degrees 00 minutes 00 seconds West a distance of 202.97 feet along the north line of said Cornerstone Village Subdivision, Section Two, to a 5/8 inch rebar, thence North 89 degrees 00 minutes 32 seconds West a distance of 867.26 feet along the north line of said Cornerstone Village Subdivision, Section Two, to the point of beginning, containing 25.137 acres, more or less.

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

PLAN COMMISSION MINUTES

DATE: October 27, 2020 TIME: 6:30 P.M.

3. Arrowhead Mobile Home Park
3851 S 450 W
20-15-6

Residential
Rezoning
Sugar Creek

Rezoning 25.137 acres from R2.5 (Residential) to RMH (Residential Manufacture Home Park) at 3851 S 450 W. Mr. Dale stated due to improper notification this item needs to be reheard. Mr. Dale stated the Plan Commission initiated this rezoning because in 2007 when the county adopted the new zoning ordinance/map this was rezoned to R2.5. He stated the property owner was in agreement and has given written consent however the park was sold between the time this was originally heard and now and the park has a representative here tonight. Mr. Dale stated this come to the attention of our office because an individual came in to obtain an electrical permit for the 'tiny home' that was being installed in this mobile home park and after reviewing, found that the site was zoned R2.5, which doesn't allow for any homes less than 1,200 sf. He stated the mobile home park has 50 sites for mobile homes and most of the existing mobile homes do not meet that 1,200 sf requirement and in most cases will not meet those standards even with new manufactured homes. He stated manufactured homes have a state certified decal (HUD certified) and are built with federal standards. He stated tiny homes are usually individually constructed on a trailer without any kind of inspections. Mr. Dale stated the Comp Plan shows this site as low density (2.5 du/ac) suburban residential and the existing density is 2.0 du/ac. He stated the property to the east of this site is zoned R1.0. He stated the Land Use Matrix states Manufactured Home Parks are only permitted in the RMH zoning district with minimum living area of 720 sf. Mr. Dale stated the existing park does not conform to the current R2.5 zoning and the rezoning will not alter the residential density of the park but will accommodate smaller units on the existing lease-lots. He stated staff's position is for a favorable recommendation to the County Commissioners. Ms. Darla Smoak, representing Arrowhead Mobile Home Park and Brookville LLC was present and stated her and her husband are the managers of the park and as well as Philly Estates Mobile Home Park. She stated the owners are a large family and live in Kentland, Indiana and own several mobile home communities in Indiana and they intend to maintain Arrowhead Park with pride and be good neighbors. She stated the waste water treatment plant was approved by the state and the plants capacity is met with the existing 50 developed lots so they cannot expand beyond the 50 lots. She stated there are currently 7 empty lots and the owners hope to replace the homes on those empty lots. She stated everything that was presented at the prior meeting is the same, only the owner is different. The board asked for remonstrators. Ms. Sarah Jarvis stated she lives just south of the treatment plant and wanted to make sure expansion was not taking place in that area as her children like to play in the open space. Ms. Smoak stated there will no development in that area and will continue to be mowed. Mr. Bolander made the motion for a favorable recommendation to the County Commissioners. Mr. Armstrong seconded. Motion carried. Seven (7) approved the favorable recommendation, Zero (0) denied.

Item 3: Arrowhead Mobile Home Park

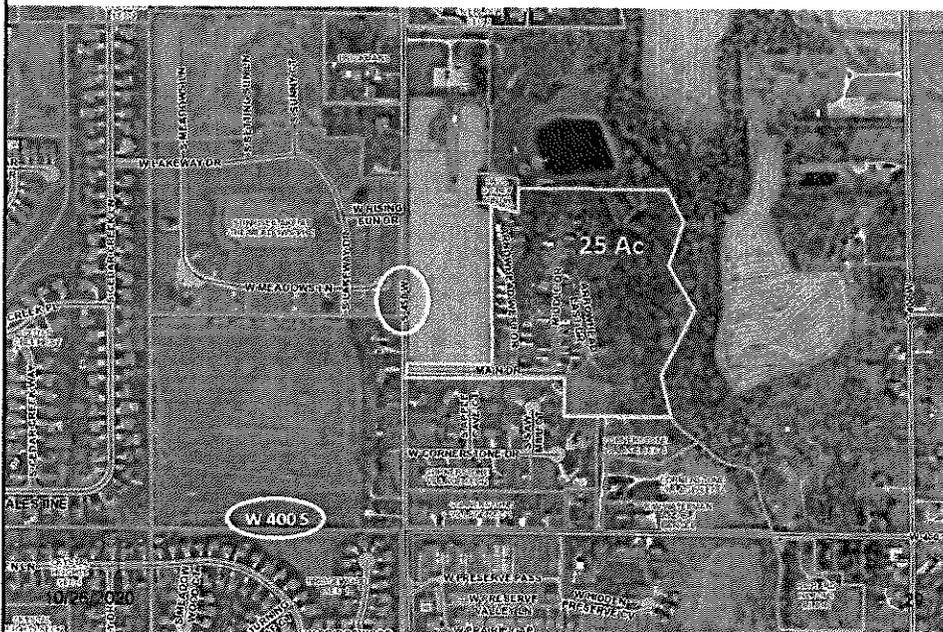
- Rezone 25.14 acres from Residential (R2.5) to Residential Manufactured Home Park (RMH).
- Location: 3851 S 450 W
 - ◆ Sugar Creek Township
- Purpose
 - ◆ To establish zoning that conforms to the current land use. The site consists of 50 lease-lots.
- Petitioner
 - ◆ Hancock County Plan Commission with written agreement and consent from property owner (Tim Tuttle).

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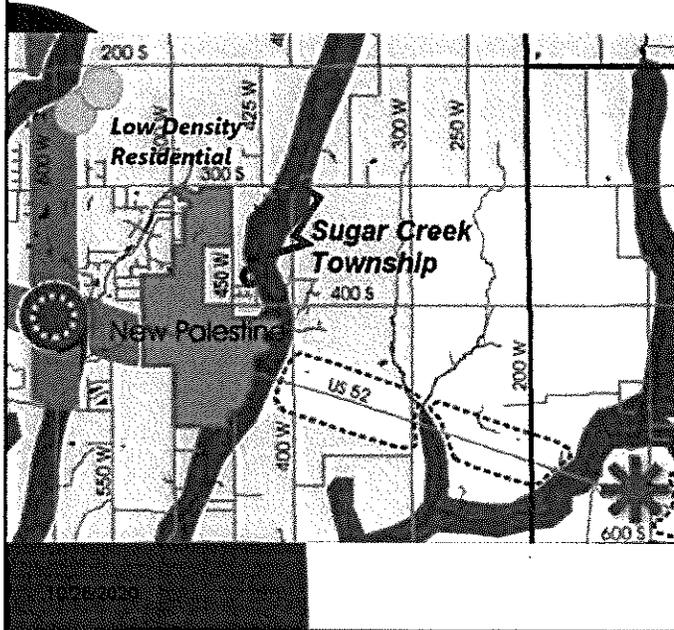
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Arrowhead / Vicinity



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Arrowhead / Comprehensive Plan



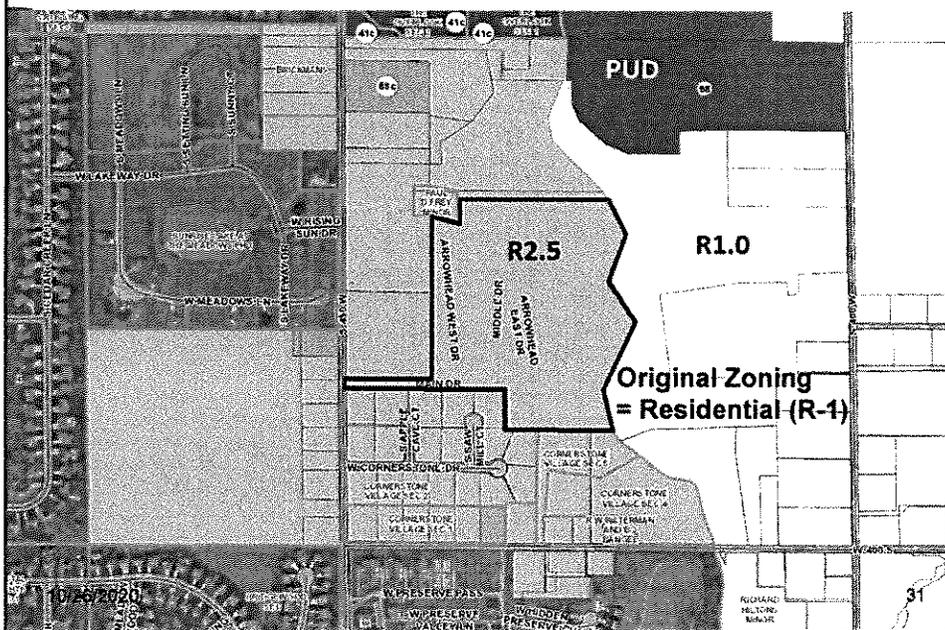
Low Density Suburban Residential

Intended primarily for single-family detached homes, diversity of sizes/styles, density not to exceed 2.5 du/ac, best situated near fringes of cities and towns, in close proximity to community scaled commercial development.

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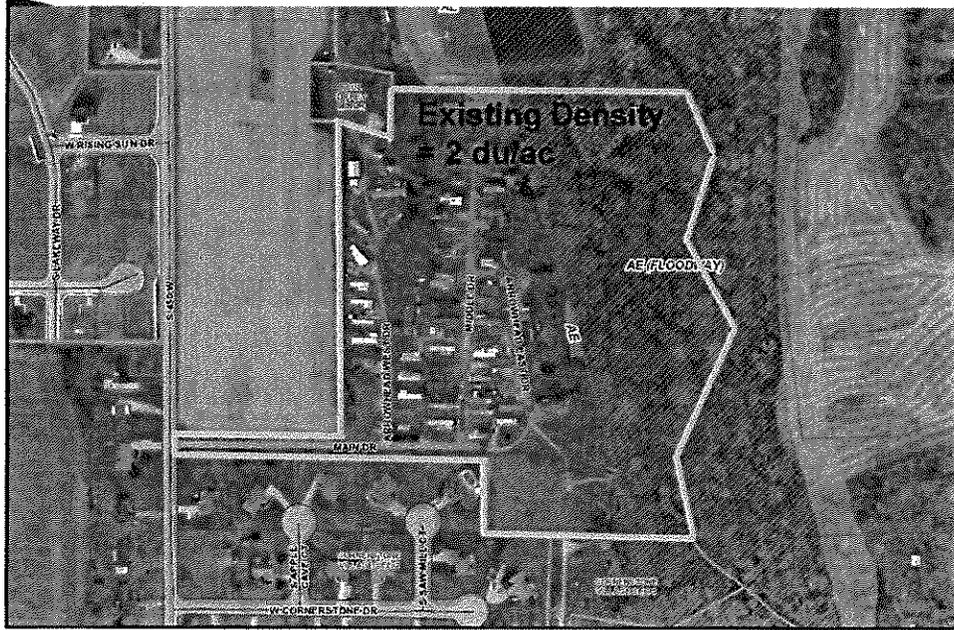
Arrowhead / Zoning Map



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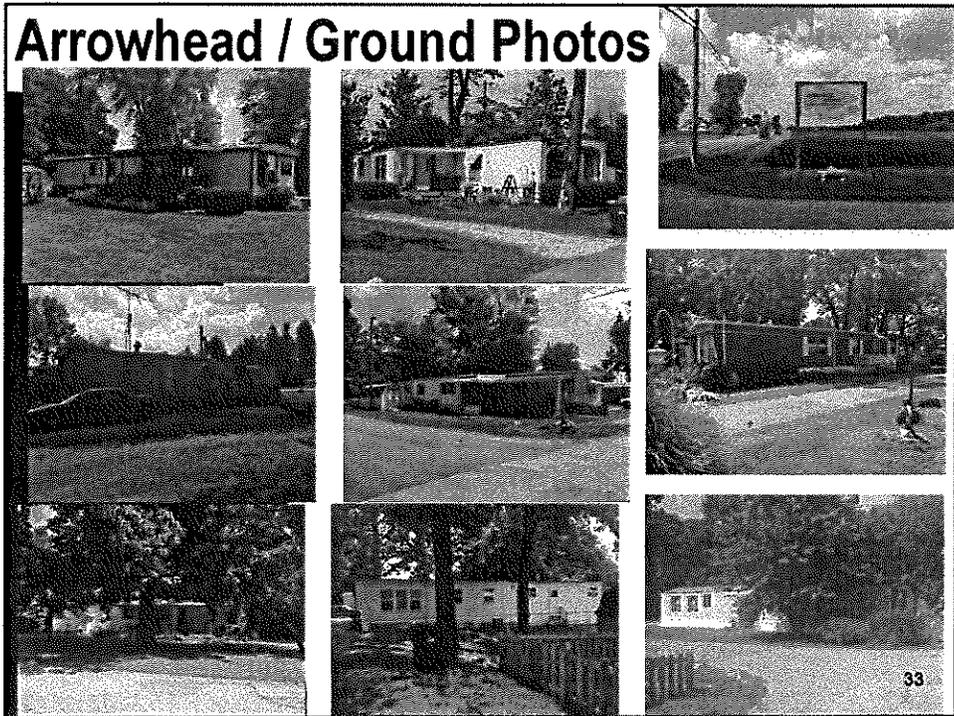
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Arrowhead / Site



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Arrowhead / Ground Photos



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Arrowhead / Owner's Statement

■ Owner's Statement

- ◆ Owner gives permission, and agrees, to proceed with the proposed rezoning from R2.5 to RMH.
- ◆ Arrowhead has been in existence with uninterrupted operation as a mobile home park for over 50 years.
- ◆ The park makes affordable housing and home ownership possible to a retired fixed income population and to lower wage workers.
- ◆ 50%-75% of the 50 lots are sized for homes available in the 1960s when the park began operation.
- ◆ The park currently has a nice mix of 1200 sf homes and smaller homes on lot sizes that prevent larger homes.
- ◆ The proposal would allow Arrowhead to continue to offer lots for people who most need a safe place to own a home they could not otherwise afford.

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Arrowhead / Zoning Code

■ Land Use Matrix

- ◆ "Manufactured Home Park"
 - * Permitted only in Residential Manufacture Home Park (RMH) zone
 - * Minimum living area = 720 sf
 - Current R2.5 district requires minimum 1,200 sf

■ District Summary

- ◆ RMH Permitted Uses, not permitted in R2.5 zone
 - * Single-family dwelling, manufactured homes, manufactured home park, residential facility for the developmentally disabled, park & institutional uses, library, golf course &/or country club, nature preserve/center

■ Development Plan Review

- ◆ Placement of individual manufactured homes shall be required to obtain an improvement location permit. 156.107(B)(2)(d)

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Arrowhead / Consistency with Comp Plan

- 1) Consistent with the Comprehensive Plan? Yes
 - ◆ The proposed RMH zoning conforms to the "Low-Density Residential" land use designation that promotes single-family development below 2.5 du/ac at this location.
- 2) Consistent with current conditions/character of current structures? Yes
 - ◆ The proposed RMH zoning is compatible with the existing buildings and site improvements.
- 3) Consistent with most desirable use of land? Yes
 - ◆ The proposed RMH zoning is in keeping with the county's and owner's goal to provide affordable housing options in the county.
- 4) Consistent with conservation of property values? Yes
 - ◆ The proposed RMH zoning is not anticipated to adversely affect nearby residential land uses.
- 5) Consistent with responsible growth and development? Yes
 - ◆ The proposed RMH zoning will further accommodate the placement of manufactured homes within an established mobile home park.

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Arrowhead / Staff Position

- Summary
 - ◆ The existing park does not conform to the current R2.5 zoning.
 - ◆ Comp Plan designates the area for low-density residential uses. The proposed rezoning will not alter the residential density of the park but will accommodate smaller units on the existing lease-lots.
- Staff Position
 - ◆ Favorable

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