

ORDINANCE NO. 2012 - 02

**AN ORDINANCE TO AMEND THE HUNTINGTON
COUNTY OFFICIAL ZONING MAP**

BE IT ORDAINED, BY THE Board of County Commissioners of Huntington County, Indiana, in a meeting duly assembled;

WHEREAS, the Huntington County Plan Commission considered an application filed by United Methodist Memorial Home to amend the Official Zoning Map as to certain real estate from A (Agriculture) to GB (General Business) of the property located at 1198 W. 500 N. Huntington, IN 46750.

LEGAL DESCRIPTION:

A part of the Southwest Quarter of Section 2, Township 28 North, Range 9 East (Huntington Township) Huntington County, Indiana and bounded and described as follows:

Commencing at a railroad spike at the southwest corner of said Section 2, thence north 89 degrees 28 minutes east 1861.02 feet to a railroad spike; thence north 0 degrees 32 minutes west 722.40 feet to an iron pipe, said pipe bring the point of beginning of this description; thence south 89 degrees 47 minutes west 347.80 feet to a steel post; thence north 0 degrees 18 minutes west 97.00 feet to a steel post; thence north 39 degrees 15 minutes east 210.13 feet to an iron pipe on the southern right-of-way line of U.S. 24 (Huntington Bypass); thence south 53 degrees 40 minutes east, along said right-of-way line, 233.62 feet to a steel post; thence south 39 degrees 47 minutes east, continuing along said right-of-way line, 130.20 feet to a steel post; thence south 38 degrees 50 minutes east, continuing along said right-of-way line, 25.2 feet to a rebar; thence south 89 degrees 47 minutes west 72.00 feet to the point of beginning and containing therein 1.50 acres, more or less, and also a 30 foot wide easement for ingress and egress to the above described tract from the present road frontage to State Road 9, which easement is along an existing drive on the southwesterly side of, and adjacent to, the southerly right-of-way line of U.S. 24 and 37 and State Road 9 (Huntington Bypass)

35-05-02-300-054.800-004
Hunt Twp R E
PT SW Sec 2 1.49A

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WHEREAS, the Huntington County Plan Commission, by a 5 - 0 vote, certified a favorable recommendation upon the above application PC- 11 - 004, at a meeting duly held on October 12, 2011.

A record of the application, map, and Plan Commission Certification of a favorable recommendation of the zoning map amendment is attached hereto and incorporated by reference as Exhibit "A".

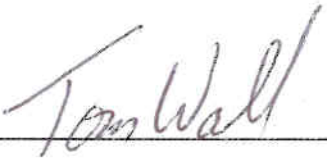
WHEREAS, the Board of County Commissioners of Huntington County, Indiana now determines that this proposed rezoning of real estate is consistent with the Comprehensive Plan and gives a reasonable regard to current conditions and current uses in the area sought to be rezoned, as well as, adjoining districts; this rezoning of real estate to GB (General Business) zoning district achieves the most desirable use of the property involved and encourages responsible development and growth; and the proposed zoning will conserve and enhance property values throughout Huntington County.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Huntington County, Indiana, that the Official Zoning Map be and is hereby amended to rezone the above described real estate from A (Agriculture) to GB (General Business).


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Approved by the Board of County Commissioners of Huntington, Indiana, this 23 day of

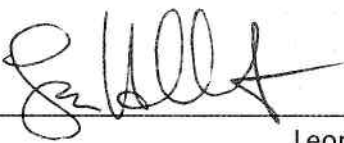
January, 2012.



Tom Wall



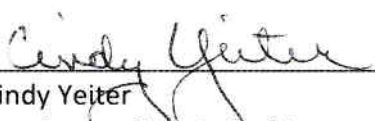
Kathy Branham



Leon Hurlburt

Board of County Commissioners
Huntington County
Huntington, Indiana

ATTEST:



Cindy Yeiter
Huntington County Auditor

**HUNTINGTON COUNTY
PLAN COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 12, 2011**

Call to Order

Jim Sprowl, Acting President, called the County Plan Commission meeting to order at 6:30 p.m. in the GAR Room, Second Floor of the County Courthouse, 201 North Jefferson Street, Huntington, Indiana.

Roll Call

Present were Leon Hurlburt, James Sprowl, Ed Farris, Greg Carroll and Jay Poe. Absent were Ron Brinneman, Steve Park, and John Hacker. Also present were Nate Schacht, Executive Director; and Kim Hostetler, Acting Secretary.

Consideration of Minutes

No minutes at this time.

New Business

- 1. Docket PC-11-004: Application filed by United Methodist Memorial Home requesting a reclassification of zoning from A (Agricultural) to GB (General Business) on property located at 1198W – 500N, Huntington, Indiana, Huntington Township.**

Rick DeLaney stated he is counsel for UMMH. He stated they acquired the property that is currently zoned Agricultural. DeLaney stated it is all consistent zoning classifications in that area. He noted the legal notice was published and all notices were sent. He stated they even went a little extra distance on the Citizen's Participation Plan. DeLaney stated that area is tagged for business development with future growth in the Comprehensive Plan. He stated they want to build a new unit for The Heritage.

Sprowl opened the meeting to the public. There was no one present to speak.

Schacht highlighted points from the Staff Report. He noted the lots will be combined and the lot is surrounded by GB zoning. He stated that Staff recommends a favorable recommendation for the request.

Sprowl discussed the access gravel lane.

DeLaney stated The Heritage will retain the easement but it won't be utilized unless it's for fire safety.

Exhibit "A"

Plan Commission Certification

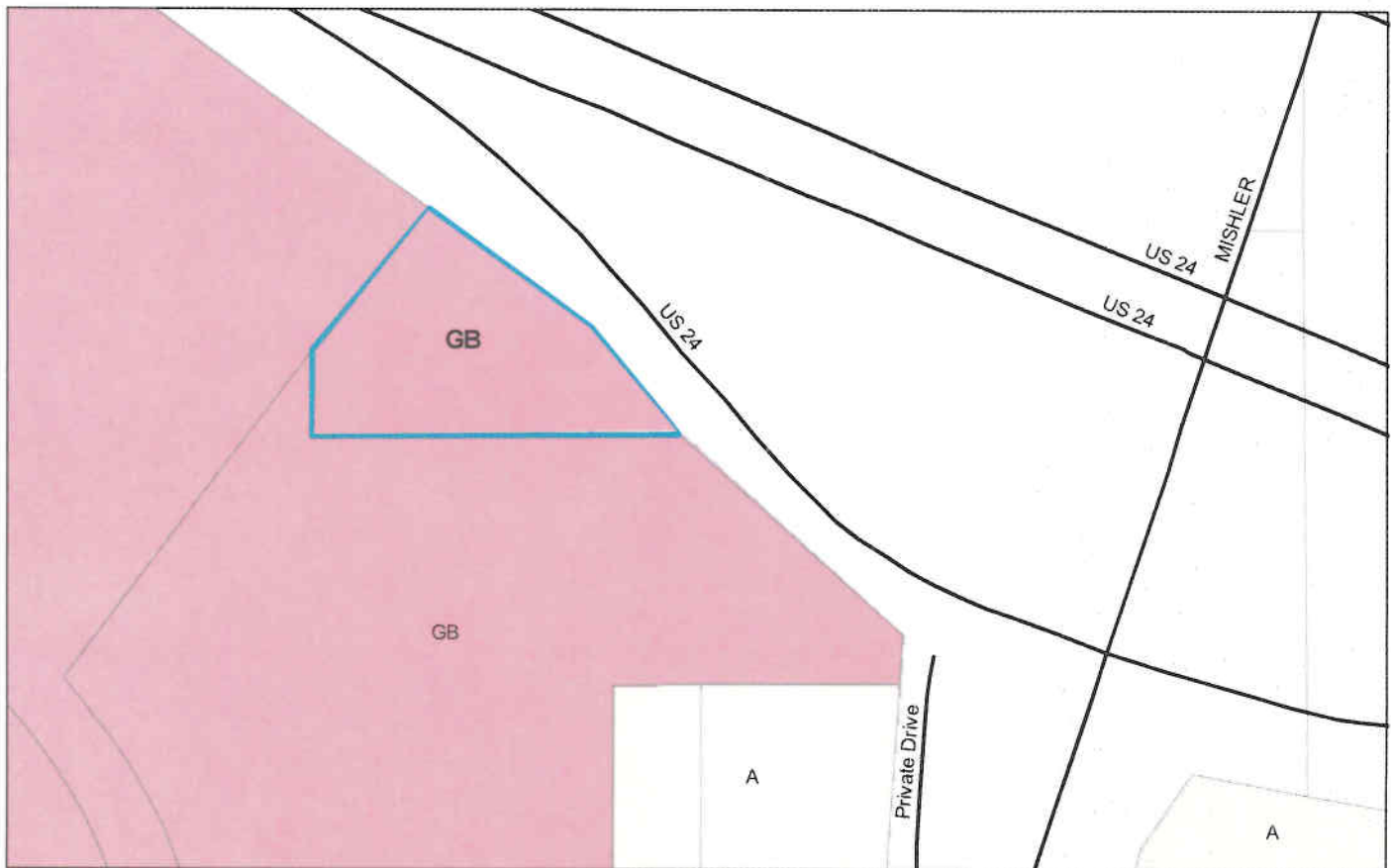
On October 12, 2011, the Huntington County Plan Commission by a 5-0 vote certified a favorable recommendation on application PC-11-004.


Miranda Snelling, Secretary
County Plan Commission

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Existing Aerial & Zoning



Proposed Zoning