

NOTICE OF PUBLIC HEARING FOR

THE CONSIDERATION OF A UNIFIED DEVELOPMENT ORDINANCE TO CONSOLIDATE AND AMEND THE ZONING AND SUBDIVISION CONTROL ORDINANCES FOR HUNTINGTON COUNTY

In accordance with IC 36-7-4-602(b) and IC 36-7-4-604, notice is hereby given that the Huntington County Area Plan Commission will conduct a public hearing on **April 10, 2024 at 6:30 pm, at 201 North Jefferson Street, County Courthouse, Second Floor in the GAR Room, Huntington, Indiana**, to consider the proposed Huntington County Unified Development Ordinance.

The geographic area affected by the proposed amendment is the unincorporated areas of Huntington County as well as the Towns of Andrews, Markle, Mt. Etna, Roanoke, and Warren.

A summary of the contents and general subject matter contained in the UDO and is set forth below:

- 1) **Chapter 1** – UDO Introductory Provisions: the enabling language for a UDO as well as its purpose and intent.
- 2) **Chapter 2** – Zoning Ordinance Provisions.
  - a) Zoning Districts and Overlay Districts: identification of each zoning district and the respective purpose, permitted uses, and development standards.
  - b) Site Development Standards: the specific development standards such as bufferyards, lighting, parking, signage, and structures.
  - c) Use Standards: the specific development standards for certain uses such as adult businesses, home occupations, solar energy systems, and wireless communication tower standards.
  - d) Non-conforming Lots/Structures/Uses: the provisions for non-conformities after adoption of the UDO
- 3) **Chapter 3** – Subdivision Control Ordinance Provisions.
  - a) Subdivision Types: a description of the various types of subdivisions, including major subdivisions, minor residential subdivisions, and exempt subdivisions.
  - b) Subdivision Design Standards: the design standards for the development of a subdivision, including access, drainage, sidewalks, and utilities.
- 4) **Chapter 4** – Administration and Procedures: outlines the procedures for petitions that come before the APC and BZA. Also, the procedures for complaints/violations/remedies as well as penalties as more specifically described below:

*"The Administrator may impose any one or all of the following remedies listed below for any violation of this UDO:*

- i) A STOP WORK ORDER whereby all work on the improvement authorized by the issuance of a permit on the property shall cease at the time of posting. A written STOP WORK ORDER shall be sent to the property owner, contractor, or other appropriate individual specifying what action is necessary to remove the STOP WORK ORDER. All corrective work or action necessary to release the STOP WORK ORDER shall be completed within the stated time limitation. Failure to adhere to this time limitation is a violation of this UDO.*
- ii) A revocation of any permit issued for work on the property.*

- iii) *The PC or Administrator may bring an action in the Circuit or Superior Court to invoke any legal, equitable, or special remedy for the enforcement of this UDO, or action taken under this UDO. Further, an action may also seek the imposition of a penalty under IC 36-7-4-1018 or its successor provision.*
- iv) *Bring action for injunction in the Circuit or Superior Court. This action may seek to enjoin a person or entity from violating or continuing to violate any provision of this UDO and/or maintaining a common nuisance. This action may also seek to revoke approval that was granted by the BZA or Hearing Officer for a variance of use, variance from development standard, or special exception. Further, it may seek the prevention, removal, or abatement of the violation.*
- v) *Any other remedy or penalty provided for herein, or by other applicable authority.”*

5) **Chapter 5** – Special Provisions for Towns within Huntington County: identifies specific provisions of the UDO that apply differently and exclusively to certain participating towns.

6) **Chapter 6** – Definitions: the definitions relative to the administration of this UDO.

A copy of the proposed Unified Development Ordinance is available for public review at the Countywide Department of Community Development office, 201 North Jefferson Street, Second Floor of the County Courthouse, Room 204, Huntington, Indiana, during the regular business hours of Monday thru Friday, 8:00 am-4:30 pm. An electronic copy is also published on the Department’s website at the following link

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Written objections to the proposed UDO may be filed with each of the Towns in advance of the public hearing at the following locations:

The Andrews Town Hall, 66 N. Main Street, Andrews, Indiana, during the regular business hours of Monday thru Thursday, 8:30 am to 4:00 pm. Oral comments concerning the proposed amendment will be heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.

The Markle Town Hall, 154 E. Morse Street, Markle, Indiana, during the regular business hours of Monday thru Friday, 8:30 am to 4:00 pm. Oral comments concerning the proposed amendment will be heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.

The Mt. Etna Town Hall, 5900W – 582S, Huntington, Indiana, does not have regular business hours so please call 260-468-2703 to arrange for comments to be submitted to the Mt. Etna Clerk-Treasurer. Oral comments concerning the proposed amendment will be heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.

The Roanoke Town Hall, 141 W. Third Street, Roanoke, Indiana, during the regular business hours of Monday thru Friday, 9:00 am to 4:30 pm. Oral comments concerning the proposed amendment will be heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.

The Warren Town Hall, 132 N. Wayne Street, Warren, Indiana, during the regular business hours of Monday thru Friday, 8:00 am to 4:30 pm. Oral comments concerning the proposed amendment will be

heard at the public hearing. The public hearing may be continued from time to time as may be found necessary.