



WELLS COUNTY COMMISSIONERS ORDINANCE NUMBER 2019-01
ORDINANCE AMENDING WELLS COUNTY
ZONING ORDINANCE AND ZONE MAPS

WHEREAS, on the 7th day of February, 2019,

Duane A & Frederica A Nodine petitioned the Wells County Area Plan Commission, Wells County, Indiana to enact an Ordinance amending the Wells County Zoning Ordinance No. AP 0021901-71-82-83-86-92-97-05-08-09-10-10-11-11-12-12-13-14-15-17-17-18 and dated December 7, 2018, of Wells County, Indiana, and the Wells County Zone Maps, by changing the designation of certain real estate to-wit:

(as described in the attached Legal Description and Notice of Hearing)

from (an/a) Residential-1 Zoned District to (an/a) Suburban-1 Zoned District; and

WHEREAS, The Wells County Area Plan Commission Of Wells County, Indiana conducted a public hearing on the proposed amendment to said Ordinance on the 7th day of February, 2019; and

WHEREAS, the Wells County Area Plan Commission of Wells County, Indiana has, by Resolutions of Recommendation to the Wells County Commissioners of Wells County Indiana, (a copy of which is attached) have **DO PASS RECOMMENDATION** on the proposed amendment;

WHEREAS, all of the requirements of Chapter 138 of the Acts of the General Assembly of Indiana, 1957, and all Acts supplemental and amendatory, with regard to the amendment of the Wells County Zoning Ordinance has been met.

NOW, THEREFORE, be it ordained by the Wells County Commissioners of Wells County, Indiana

1. The Wells County Zoning Ordinance and the Wells County Zone Maps be (rezoned) (not rezoned) to change 12.9 acres in SW/4 of 28-27N-12E from (a/an) Residential-1 Zoned District to (a/an) Suburban-1 Zoned District as described in the attachment hereto

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1. This Ordinance shall be in full force and effect upon passage by Wells County Commissioners

To (allow) (deny) the Rezoning by Wells County Commissioners this 19th day of February 20 19,
by the following vote:

AYES 2, to wit:

NAYS 0, to-wit:

ABSENT 1, to-wit:

[Signature]
[Signature]

Kevin S. Woodward

A NAY VOTE SHALL BE INTERPRETED THAT THIS ORDINANCE FAILS TO PASS.

ATTEST TO THE ABOVE SIGNATURES this 19th day of February, 20 19

By: [Signature]

Lancaster Township SW ¼ of Section 28 Township 27 N Range 12 E

Rezoning Cover Sheet

Owner: Duane A & Frederica A Nodine

Owner's Address: 2511 SE SR 116 City Bluffton State IN Zip 46714

Owner's Phone #: (____) ____ - ____ Owner's E-Mail: ____

Real Estate Location: 2511 SE SR 116

Real Estate to be Rezoned: 12.9 acres SW/4 33-27N-12E

Findings of Fact and Ruling Document Prepared By: Duane & Frederica Nodine

Address: 2511 SE SR 116 City Bluffton State IN Zip 46714

Phone #: (____) ____ - ____ E-Mail: ____

The above owner(s) of said real estate do hereby petition the Well County Plan Commission to recommend to the Wells County Commissioners to rezone the attached described real estate presently zoned R-1 to a(n) S-1 zoned district.

Area Plan Commission Ruling:

Dated: February 7, 2019

(Accepted) / (Denied) Reason: ____

Motion for a Do Pass Recommendation: Bill Horan Seconded: Erin Kreigh

- Baumgardner in favor ____ opposed
- Baumgartner in favor ____ opposed
- Brooks in favor ____ opposed
- Hahn in favor ____ opposed
- Horan in favor ____ opposed
- Kreigh in favor ____ opposed
- Markley in favor ____ opposed
- Morrissey in favor ____ opposed
- Rohr in favor ____ opposed
- Schuhmacher in favor ____ opposed
- Stone-Smith ABSENT in favor ____ opposed

Vote: 10 in favor 0 opposed

Appeal Time Expires On March 7, 2019