

z- 2667

ORDINANCE NO. 2016-25-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1B TO GB

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wayne Township, Tippecanoe County, Indiana:

See attached Legal

Section 2: The above-described real estate should be and the same is hereby rezoned from R1B to GB.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 7th day of November, 2016.

VOTE:

Yes

David Byers
David Byers, President

Yes

Tracy Brown
Tracy Brown, Vice President

Yes

Thomas Murtaugh
Thomas Murtaugh, Member

ATTEST:

Robert Plantenga
Robert Plantenga, Auditor

Area Plan (APC)

Exhibit A

Lot #3 in Miles Dimmitt's First Addition to the Town of Westpoint, as platted upon the Southeast fraction of Section 13, Township 22 North, Range 6 West. Located in Wayne Township, Tippecanoe County, Indiana.

SUBJECT TO easements, rights of way, and restrictions of record, if any.

20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901-1209

(765) 423-9242
(765) 423-9154 [FAX]
www.tippecanoe.in.gov/apc

SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

October 20, 2016
Ref. No.: 16-254

Tippecanoe County Commissioners
20 North 3rd Street
Lafayette, IN 47901

CERTIFICATION

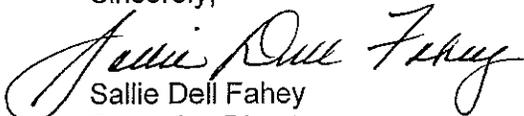
RE: Z-2667--GLC REAL ESTATE, LLC (R1B to GB):
Petitioner is requesting rezoning of 7010 Jefferson Street in the unincorporated town of West Point, Wayne 13 (SE) 22-6.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on October 19, 2016 the Area Plan Commission of Tippecanoe County voted 15 yes - 0 no on the motion to rezone the subject real estate from R1B to GB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their November 7, 2016 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,


Sallie Dell Fahey
Executive Director

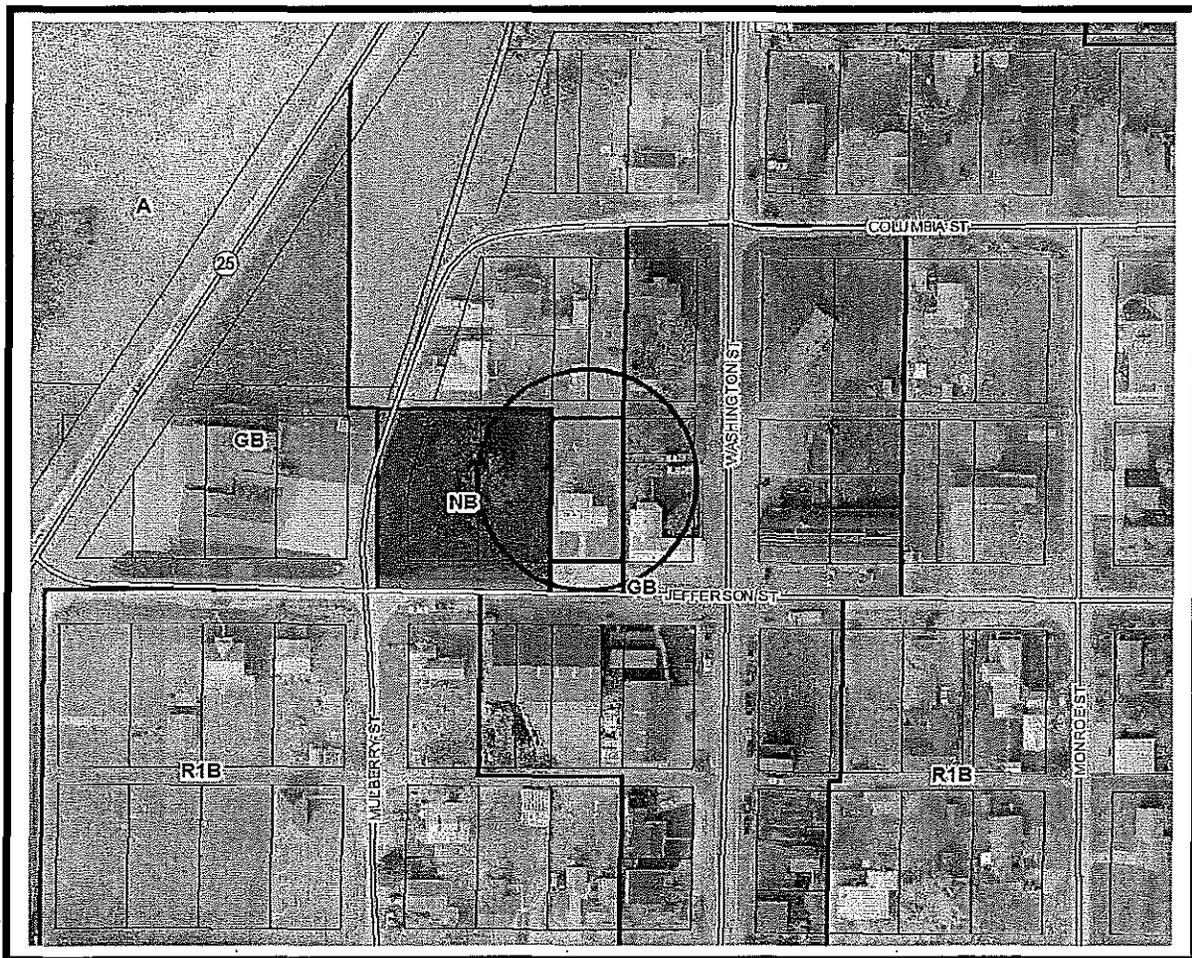
SDF/lmu

Enclosures: Staff Report & Ordinances

cc: Gary Cheesman, GLC Real Estate
Mike Wolf, Tippecanoe County Building Commissioner

Z-2667
GLC REAL ESTATE, LLC
(R1B to GB)

STAFF REPORT
October 13, 2016



Staff Report
October 13, 2016

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, who is also the owner and represented by attorney Joe Bumbleburg of Ball Law Firm, is requesting the rezoning of one lot in unincorporated West Point from R1B to GB. The site is across from petitioner's main business building and will be used for storage and repair of equipment associated with the business. The lot is located on the north side of Jefferson Street between Mulberry and Washington Streets and is commonly known as 7010 Jefferson Street, West Point, Wayne 13(SE) 22-6.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is located in the small commercial center of West Point and is surrounded by commercial zoning on three sides: NB to the west and GB to the south and east. R1B zoning is adjacent to the north abutting the rear of this property across a platted alley.

Land to the west was rezoned in 1990 (Z-1419) from R1B to LB (Local Business which was changed to NB, Neighborhood Business with the adoption of the Unified Zoning Ordinance in 1998). The GB zoning pattern to the east has been in place since zoning took effect in the County in 1965.

AREA LAND USE PATTERNS:

A single-family home occupied this site until this past May when it was razed. The Lions Club of West Point is adjacent to the east and two unimproved lots are to the west. South across Jefferson Street is petitioner's business building housing Cheesman, Inc. which specializes in excavation, general contracting and septic tank and system repair, installation and cleaning.

TRAFFIC AND TRANSPORTATION:

Jefferson Street, a rural local road, provides access. A platted alley which has never been constructed is on the north side of the lot. SR 25 is located about 2 blocks to the west providing direct access to Wayne Township and the rest of the county.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Wells and septic systems serve the town. A conversation with the Health Department indicated that generally, the soils in the area are sufficient for septic systems, but there is likely not enough room on this one platted lot for a commercial system. Petitioner plans on constructing a building that would not require any well or septic because