

LAPEL PLANNING COMMISSION

CERTIFICATION TO TOWN COUNCIL

APPLICATION NO: REZ-2023-02

We, the Town of Lapel Advisory Plan Commission, held a public hearing on July 13 and August 10, 2023, to consider a Change of Zoning application REZ-2023-02 filed by LKQ Midwest Inc. and Woodside Capital Advisers requesting to change zoning of the property comprised of three parcels located on the west side of SR 13 and south of SR 38 (including a parcel addressed 6199 S SR 13) (“real estate”) from Agricultural to General Industrial zoning district.

Notice was shown to have been published in a newspaper of general circulation in Madison County, Indiana on June 21st, 2023 and it was shown that notices to adjacent property owners were mailed on June 28th, 2023.

The Plan Commission discussed and answered any and all questions presented during the public hearing about this application and **voted 3 Aye(s), 3 Nay(s), and 0 Abstain** to forward to the Lapel Town Council **no** recommendation.

In considering the amendment to the Lapel Zoning Map, we paid reasonable regard to the following, pursuant to Indiana Code 36-7-4-603: the comprehensive plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction, and responsible development and growth. In addition to the findings presented by the Planning Administrator, we forward these findings that have influenced our recommendation:

1. General Industrial zoning district may not be the best use for this specific property. The Comprehensive Plan recommends “Light Industrial” district here. The main difference between General and Light Industrial zoning districts is that the General one permits outdoor storage, while the Light one doesn’t (it permits indoor storage and all activities performed inside of buildings). Permitting outdoor storage means permitting the use of a lot of land with no structures on it, which influences the value that the property brings to the town as well as availability of land for other light industrial businesses. This project at 105 acres comprises about 40 % of the land currently recommended for light industrial. When the town was deciding to recommend the use of land along SR 13 light industrial and commercial, the conversations circled around indoor uses. Thus, Light Industrial district, as recommended by the Comprehensive Plan, is a better use of this property along the SR 13 corridor.

2. The General Industrial zoning district fits into the character of the districts previously approved in this area. Several parcels have already been zoned General Industrial, including one across from the subject site (Lapel Industrial Park, 20 acres, rezone approved in 2020 before the Comprehensive Plan was adopted) and one south of it (Shelby Materials, 40 acres, rezone approved in 2017 before the current Comprehensive Plan was adopted).

Please be advised that pursuant to I.C. 36-7-4-608(e), the Town Council has ninety (90) days to vote on this petition after the Plan Commission certifies this proposal.

DATED: _____

LAPEL PLANNING COMMISSION

Matt Wood, President

ATTEST:

Teresa Retherford