

AN ORDINANCE OF THE TOWN OF LAPEL, MADISON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONE MAP AS TO CERTAIN REAL ESTATE WITHIN THE TOWN OF LAPEL, INDIANA, AS HERIN DESCRIBED

Ordinance 06-2024

WHEREAS, a proposed Ordinance has been referred to the duly authorized Plan Commission of the Town of Lapel, Indiana for a change in the Official Zone Map as to certain real estate in said Town as hereinafter described; and

WHEREAS, the Lapel Plan Commission has given proper notice and conducted a Public Hearing for this Ordinance on June 13, 2024, and thereafter, unanimously gave a favorable recommendation to the Lapel Town Council on Petition #REZ2024-01; and

WHEREAS, after receiving recommendations from the Town Planning Department, hearing comment, reviewing presented documents and reviewing the subject property, the Lapel Town Council hereby finds that the proposed zoning map change request in Petition #REZ2024-01: (1) complies with the Town of Lapel Comprehensive Plan; (2) is most compatible with current conditions and the character of current structure and uses in the district and surrounding area; (3) is the most desirable use for which the subject land is adapted; (4) best conserves property values throughout the Town; and (5) best provides for responsible development; and

WHEREAS, the Town makes the above based on the entirety of the record placed before the Plan Commission and Town Council.

NOW THEREFORE, IT IS HEREBY ORDAINED by the Lapel Town Council, under the authority of Indiana Code 36-7-4-608, and all acts amendatory thereto as follows:

Section 1: That the Zoning Ordinance of the Town of Lapel, Indiana, as shown by the records of Lapel, Indiana, shall be amended to change the Zone Map as incorporated therein and the following described real estate in Madison County, Indiana, to wit:

The property located at 0 S SR-13, Pendleton, IN 46064

Parcel Number: _____

And the same is hereby rezoned from the present Agricultural (AG) classification to General Industrial (GI) classification with the following contingencies:

1. Developer must install solid fencing around the property, and
2. Outside storage shall not exceed 50% of the total lot size.

Section 2: This Ordinance shall be in full force and effect and after its passage by the Town Council of Lapel, Indiana, and publications as provided by law.

SO ORDAINED THIS 20th DAY OF JUNE, 2024

Chad Blake

Brian Robertson

Lindsay Washmuth

Gary Shuck

Roger Fouse

Attest

Teresa Retherford, Clerk-Treasurer