

GENERAL ORDINANCE NO. 5, 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF WABASH, INDIANA AMENDING CHAPTER 10,
ARTICLE 1, DIVISION III, SUBDIVISION III, SECTION 10-53b
DESCRIBING AN LIGHT INDUSTRIAL USE**

WHEREAS, the Plan Commission for the City of Wabash has considered an amendment to General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April, 1995 and also found at Chapter 10 of the Wabash City Code, hereinafter the “Zoning Ordinance,” specifically to amend Section 10-53b; and

WHEREAS, the Plan Commission for the City of Wabash has approved a recommendation to the Common Council for the City of Wabash, Indiana describing a light industrial use;

NOW THEREFORE BE IT RESOLVED by the Common Council for the City of Wabash, Indiana as follows:

SECTION 1. The Common Council for the City of Wabash, Indiana hereby amends Section 10-53b of the Wabash City Code as follows:

- a. It deletes subsection b. in its entirety.
- b. It replaces subsection b. with a new subsection b. which reads as follows:

Light industrial use—Processing, extraction, repairing, dismantling, or fabrication or other manufacturing of materials or products, or the storage thereof, where the use involved is conducted entirely within one or more closed structures or containers and will not produce noise, vibration, air pollution, fire hazard or emission beyond legally permissible levels such that the industrial use becomes injurious, noxious, or offensive to the health and safety of humans, animals or vegetation.

SECTION 2. This proposal is taken for the purposes of:

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and

approval as required by applicable law.

PASSED BY THE COMMON COUNCIL OF THE CITY OF WABASH, INDIANA THIS ____
DAY OF MAY 2025 by a vote of ____ in support and ____ against.

By: _____
John Burnsworth, President of the Common Council

PRESENTED BY ME TO THE MAYOR OF THE CITY OF WABASH ON THE ____ DAY
OF MAY 2025 AT THE HOUR OF ____ O'CLOCK ____ M.

Melanie Givens Penn, Clerk-Treasurer

THIS ORDINANCE WAS APPROVED AND SIGNED ON THE ____ DAY OF MAY 2025 AT
THE HOUR OF ____ O'CLOCK ____ M.

Scott A. Long, Mayor

ATTEST:

Melanie Givens Penn, Clerk-Treasurer

**RESOLUTION NUMBER 2, 2025
OF THE
WABASH CITY PLAN COMMISSION**

WHEREAS, the Wabash City Plan Commission pursuant to Indiana Code has previously adopted a comprehensive plan for the orderly development and growth of the territory within the jurisdictional limits of the Wabash City Plan Commission, and

WHEREAS, the Common Council of the City of Wabash, Indiana has adopted a zoning ordinance to implement the intent and purposes of the comprehensive plan developed for the jurisdictional limits of the Wabash City Plan Commission and to provide for the enforcement thereof, and

WHEREAS, the zoning ordinance, known as General Ordinance No. 1, 1995, as amended, passed by the Common Council of the City of Wabash, Wabash County, Indiana, on the 24th day of April, 1995 and also found at Chapter 10 of the Wabash City Code, hereinafter the “Zoning Ordinance,” has provided for zoning districts within the territorial jurisdiction of the Wabash City Plan Commission and has described what constitutes such districts; and

WHEREAS, the Zoning Ordinance, has provided for the description of the light industrial use at 10-53; and

WHEREAS, the description of the light industrial use is somewhat vague with regard to what might be done in the light industrial district; and

WHEREAS, it would be beneficial to the orderly development and growth of the territory within the jurisdiction of the Wabash City Plan Commission and would further enhance the purposes and intent of the Zoning Ordinance to describe a light industrial use with a little more detail;

NOW THEREFORE BE IT RESOLVED by the Plan Commission for the City of Wabash, Indiana as follows:

SECTION 1. The Wabash City Plan Commission proposes to the Common Council of the City of Wabash, Indiana that the Wabash City Code, Section 10-53 be amended as follows:

- a. To delete subsection b. in its entirety.
- b. To add a new subsection b. to provide as follows:

Light industrial use—Processing, extraction, repairing, dismantling, or fabrication or other manufacturing of materials or products, or the storage thereof, where the use involved is conducted entirely within one or more closed structures or containers and will not produce noise, vibration, air pollution, fire hazard or emission beyond legally permissible levels such that the industrial use becomes injurious, noxious, or offensive to the health and

safety of humans, animals or vegetation.

SECTION 2. This proposal is taken for the purposes of:

(1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and (4) otherwise accomplishing the purposes of Indiana Code 36-7-4-101 et seq. and the Plan Commission should also consider: (5) the Comprehensive Plan; (6) current conditions; (7) character of current structures and uses in each district; (8) the most desirable use for which the land in each district is adapted; (9) the conservation of property values throughout the jurisdiction; and (10) responsible development and growth.

MADE this 7th day of May 2025 at a duly convened meeting of the Wabash Plan Commission.



John Burnsworth, Chairman
Wabash City Plan Commission

SECRETARY'S REPORT

The Wabash City Plan Commission, met May 7, 2025, pursuant to notice published according to law, for the purpose of considering the adoption of Resolution Number 2, 2025 of the Wabash City Plan Commission which resolution proposed amending Chapter 10, Section 10-53b to describe better what constitutes a light industrial use.

I, Jeff Knee, as Secretary of said Wabash City Plan Commission, this 7th day of May 2025, hereby certify to the Common Council of the City of Wabash, pursuant to Indiana Code 36-7-4-605, that the attached proposal amending General Ordinance No. 1, 1995, describing what constitutes a light industrial use was duly approved, authorized and recommended by the Wabash City Plan Commission to the Common Council of the City of Wabash, Indiana on the 7th day of May 2025 by a vote of 6 votes to 0 votes.



Jeff Knee, Secretary
Wabash City Plan Commission