

RESOLUTION NUMBER 3 , 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 carry out 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, has provided for zoning districts within the territorial jurisdiction of the Wabash City Plan Commission and incorporated those therein by reference to a map promulgated as part of said zoning ordinance; 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 comprehensive plan to amend a portion of the zoning map in order to provide for re-zoning of certain property; and

WHEREAS, the owner, Gebhart Properties, LLC, desires to have the following property located in Wabash County, Indiana, to-wit:

Being a part of Reserve number Eighteen (18) located in Township number Twenty-seven (27) North of Range number Six (6) East and more particularly described as follows:

Commencing at the Southeast corner of Reserve number Eighteen (18), and assuming that the South line of said Reserve runs East and West, running thence West, along this South line of Reserve, Twenty-six Hundred Nine and Eight tenths (2609.8) feet to an iron pipe on the East right-of-way line of State Road Number Fifteen (15) which is the starting point of this description; thence running North 1 degree and 22 minutes West along the East right-of-way line of aforementioned State Road for 300 feet to an iron pipe; thence running South 85 degrees and 4 minutes East 291.15 feet to an iron pipe; thence due East 238.6 feet to an iron pipe; thence South 1 degree and 22 minutes East 275 feet to an iron pipe; thence West on the South line of Reserve #18 528.6 feet to the point of beginning.

Containing 3.452 acres, more or less.

Commonly Known as 1965 S. Wabash Street, Wabash, IN 46992
Parcel No.: 85-14-58-403-010.000-009

Rezoned from GB (General Business) to HI (Heavy Industry).

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 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 be amended as follows:

To reclassify from GB (General Business) to HI (Heavy Industry), the property located in Wabash County, Indiana, to-wit:

Being a part of Reserve number Eighteen (18) located in Township number Twenty-seven (27) North of Range number Six (6) East and more particularly described as follows:

Commencing at the Southeast corner of Reserve number Eighteen (18), and assuming that the South line of said Reserve runs East and West, running thence West, along this South line of Reserve, Twenty-six Hundred Nine and Eight tenths (2609.8) feet to an iron pipe on the East right-of-way line of State Road Number Fifteen (15) which is the starting point of this description; thence running North 1 degree and 22 minutes West along the East right-of-way line of aforementioned State Road for 300 feet to an iron pipe; thence running South 85 degrees and 4 minutes East 291.15 feet to an iron pipe; thence due East 238.6 feet to an iron pipe; thence South 1 degree and 22 minutes East 275 feet to an iron pipe; thence West on the South line of Reserve #18 528.6 feet to the point of beginning.

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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 _____ day _____ 2025 at a duly convened meeting of the Wabash Plan Commission.

Respectfully submitted,

John Burnsworth
President, City of Wabash Plan Commission