

GENERAL ORDINANCE NO. 09, 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF WABASH, INDIANA AMENDING THE
ZONING ORDINANCE AND MAKING CHANGES TO THE ZONE
MAP OF THE CITY OF WABASH**

WHEREAS, the Wabash City Plan Commission, pursuant to Indiana Code, has recommended to the Common Council of the City of Wabash, Indiana to amend the Zoning Ordinance for the City of Wabash and to make certain changes to the Zone Map adopted by said Zoning Ordinance;

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

SECTION 1. The Common Council of the City of Wabash, Indiana pursuant to Indiana Code 36-7-4-608 amends the zone map incorporated by reference in 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, at Article 2, Section 2.1 (Wabash City Code, Section 10-29) as follows:

To reclassify from GB (General Business) to HI (Heavy Industry), the following described 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

Which property is shown outlined on the map attached hereto, incorporated herein, and marked as Exhibit "A."

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 _____ 2025.

John Burnsworth, President, Common Council
of the City of Wabash, Indiana

APPROVED this ____ day of _____. 2025.

Scott A. Long,
Mayor, City of Wabash

ATTEST:

Melanie Givens Penn,
Clerk-Treasurer, City of Wabash