

GENERAL ORDINANCE NO. 16-2022

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 R-1 (Residential) to LI (Light Industry), the following described property located in Wabash County, Indiana, to-wit:

Part of Reserve Number Twenty-three (23), Township Twenty-seven (27) North, Range Six (6) East, Noble Township, more fully described as follows:

Commencing at an iron pin found at the Southwest corner of Lot Number Seven (7) in McDonald's Addition to the City of Wabash as recorded in Plat Book #4, on page 4, in the Office of the Recorder of Wabash County, Indiana: thence South Eighty-eight (88) degrees Forty-nine (49) minutes Twenty-five (25) seconds West along the South line of said Lot Seven (7) extended Twenty-five and Seventy-two hundredths (25.72) feet to a 5/8 inch Rebar set on the West line of vacated Bentley Street (recorded in Miscellaneous Record #48, page 296-298). Said point being the PLACE OF BEGINNING: thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along the West line of Bentley Street and along an existing fence Sixteen and Thirty-five hundredths (16.35) feet to an existing wood corner post; thence South Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds West along an existing fence Four Hundred Twenty-five and Twenty-two hundredths (425.22) feet to a 5/8 inch Rebar set; thence due North parallel with Morris Street in the aforesaid McDonald's Addition Four Hundred Seventy-four and Sixty-six hundredths (474.66) feet to a 5/8 inch Rebar set; thence North Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds East Four Hundred Sixteen and Ninety-four hundredths (416.94) feet to a 5/8 inch Rebar set on the West line of Bentley Street; thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along said West line Four Hundred Fifty-eight and Twenty-eight hundredths (458.28) feet to the place of beginning.

Containing Four and Five Hundred Eighty-eight thousandths (4.588) acres, more or less.

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 _____ 2022.

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

APPROVED this ____ day of _____, 2022.

Scott A. Long,
Mayor, City of Wabash

ATTEST:

Wendy Frazier,
Clerk-Treasurer, City of Wabash

PUBLIC NOTICE

Notice is hereby given that the Wabash City Council will consider at its regular meeting at 6:00 PM on November 28, 2022, in the City Council Chambers, Wabash City Hall an Ordinance to Amend the Zoning Map of the City of Wabash, Indiana to change from R-1 (Residential) to LI (Light Industry) the following described property located in Wabash, Indiana, to-wit:

Part of Reserve Number Twenty-three (23), Township Twenty-seven (27) North, Range Six (6) East, Noble Township, more fully described as follows:

Commencing at an iron pin found at the Southwest corner of Lot Number Seven (7) in McDonald's Addition to the City of Wabash as recorded in Plat Book #4, on page 4, in the Office of the Recorder of Wabash County, Indiana: thence South Eighty-eight (88) degrees Forty-nine (49) minutes Twenty-five (25) seconds West along the South line of said Lot Seven (7) extended Twenty-five and Seventy-two hundredths (25.72) feet to a 5/8 inch Rebar set on the West line of vacated Bentley Street (recorded in Miscellaneous Record #48, page 296-298). Said point being the PLACE OF BEGINNING: thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along the West line of Bentley Street and along an existing fence Sixteen and Thirty-five hundredths (16.35) feet to an existing wood corner post; thence South Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds West along an existing fence Four Hundred Twenty-five and Twenty-two hundredths (425.22) feet to a 5/8 inch Rebar set; thence due North parallel with Morris Street in the aforesaid McDonald's Addition Four Hundred Seventy-four and Sixty-six hundredths (474.66) feet to a 5/8 inch Rebar set; thence North Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds East Four Hundred Sixteen and Ninety-four hundredths (416.94) feet to a 5/8 inch Rebar set on the West line of Bentley Street; thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along said West line Four Hundred Fifty-eight and Twenty-eight hundredths (458.28) feet to the place of beginning.

Containing Four and Five Hundred Eighty-eight thousandths (4.588) acres, more or less.

A copy of the Ordinance and the Recommendation of the Wabash City Plan Commission is available in the office of the Building Commissioner, the office of the Clerk-Treasurer or from the Administrative Assistant for the Mayor of the City of Wabash between 8:00 AM and 4:00 PM Monday through Friday prior to 6:00 PM on (date of council meeting).

The City of Wabash desires to make reasonable accommodations to persons with handicaps or disabilities in order that all persons may full participate in Public Meetings. In that regard, if you need reasonable accommodations to attend and participate in a public meeting, you are to contact the Mayor's Secretary, ADA Coordinator, Wabash City Hall, 202 South Wabash Street, Wabash, Indiana 46992 (260) 563-4171 between 8:00 a.m. and 4:00 p.m. at least 24 hours prior to the meeting. Please indicate the accommodation requested and every reasonable effort will be made to comply with your request.

SECRETARY'S REPORT

The Wabash City Plan Commission, met November 2, 2022, pursuant to notice published according to law, for the purpose of considering the adoption of Resolution Number 4-2022 of the Wabash City Plan Commission which resolution proposed amending General Ordinance No. 1, 1995, commonly known as the Zoning Code, to amend the zone map for the City of Wabash to change the following described property located in Wabash County, Indiana, to-wit:

Part of Reserve Number Twenty-three (23), Township Twenty-seven (27) North, Range Six (6) East, Noble Township, more fully described as follows:

Commencing at an iron pin found at the Southwest corner of Lot Number Seven (7) in McDonald's Addition to the City of Wabash as recorded in Plat Book #4, on page 4, in the Office of the Recorder of Wabash County, Indiana: thence South Eighty-eight (88) degrees Forty-nine (49) minutes Twenty-five (25) seconds West along the South line of said Lot Seven (7) extended Twenty-five and Seventy-two hundredths (25.72) feet to a 5/8 inch Rebar set on the West line of vacated Bentley Street (recorded in Miscellaneous Record #48, page 296-298). Said point being the PLACE OF BEGINNING: thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along the West line of Bentley Street and along an existing fence Sixteen and Thirty-five hundredths (16.35) feet to an existing wood corner post; thence South Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds West along an existing fence Four Hundred Twenty-five and Twenty-two hundredths (425.22) feet to a 5/8 inch Rebar set; thence due North parallel with Morris Street in the aforesaid McDonald's Addition Four Hundred Seventy-four and Sixty-six hundredths (474.66) feet to a 5/8 inch Rebar set; thence North Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds East Four Hundred Sixteen and Ninety-four hundredths (416.94) feet to a 5/8 inch Rebar set on the West line of Bentley Street; thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along said West line Four Hundred Fifty-eight and Twenty-eight hundredths (458.28) feet to the place of beginning.

Containing Four and Five Hundred Eighty-eight thousandths (4.588) acres, more or less.

From R-1 (Residential) to LI (Light Industry).

I, James Straws, as Secretary of said Wabash City Plan Commission, this 3rd day of November 2022, 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, commonly known as the Zoning Code, by adopting an ordinance to make the change set forth above was duly adopted, approved and authorized by the Wabash City Plan Commission on the 2d day of November 2022 by a vote of 6 votes in favor and 0 votes against.


James Straws, Secretary
Wabash City Plan Commission

**RESOLUTION NUMBER 4, 2022
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, Wabash Metal Products, Inc., desires to have the following property located in Wabash County, Indiana, to-wit:

Part of Reserve Number Twenty-three (23), Township Twenty-seven (27) North, Range Six (6) East, Noble Township, more fully described as follows:

Commencing at an iron pin found at the Southwest corner of Lot Number Seven (7) in McDonald's Addition to the City of Wabash as recorded in Plat Book #4, on page 4, in the Office of the Recorder of Wabash County, Indiana: thence South Eighty-eight (88) degrees Forty-nine (49) minutes Twenty-five (25) seconds West along the South line of said Lot Seven (7) extended Twenty-five and Seventy-two hundredths (25.72) feet to a 5/8 inch Rebar set on the West line of vacated Bentley Street (recorded in Miscellaneous Record #48, page 296-298). Said point being the PLACE OF BEGINNING: thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along the West line of Bentley Street and along an existing fence Sixteen and Thirty-five hundredths (16.35) feet to an existing wood corner post; thence South Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds West along an existing fence Four Hundred Twenty-five and Twenty-two hundredths (425.22) feet to a 5/8 inch Rebar set; thence due North parallel with Morris Street in the aforesaid McDonald's Addition Four Hundred Seventy-four and Sixty-six hundredths (474.66) feet to a 5/8 inch Rebar set; thence North Eighty-nine (89) degrees Eighteen (18) minutes Thirty-two (32) seconds East Four Hundred Sixteen and Ninety-four hundredths (416.94) feet to a 5/8 inch Rebar set on the West line of Bentley Street; thence South No (0) degrees Fifty-nine (59) minutes Fifty-nine (59) seconds East along said West line Four Hundred Fifty-eight and Twenty-eight hundredths (458.28) feet to the place of beginning.

Containing Four and Five Hundred Eighty-eight thousandths (4.588) acres, more or less.

Rezoned from R-1 (Residential) to LI (Light 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 R-1 (Residential) to LI (Light Industry), the property located in Wabash County, Indiana, to-wit:

Part of Reserve Number Twenty-three (23), Township Twenty-seven (27) North, Range Six (6) East, Noble Township, more fully described as follows:

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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.