



ORDINANCE NO. 24-03

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

RECITALS

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

WHEREAS, the Pendleton Plan Commission has given proper notice and conducted a Public Hearing for this Ordinance on November 1, 2023, and continued to February 7, 2024, and, thereafter, unanimously gave a favorable recommendation to the Pendleton Town Council on Petition #PC10042023-01; and

WHEREAS, after receiving recommendations from Town Planning Staff, hearing comment, reviewing presented documents, and reviewing the subject property, the Pendleton Town Council hereby finds that the proposed zoning map change requested in Petition # PC10042023-01 complies with the (1) Town of Pendleton Comprehensive Plan, (2) is most compatible with the current conditions and the character of current structure and uses in the district and surrounding areas; (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 Pendleton 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 Pendleton, Indiana, as shown by the records of Pendleton, Indiana, be amended to change the Zone Map as incorporated therein and the following described real estate in Madison County, Indiana, to wit:

Parcel Nos: 48-14-19-200-003.000-013 and 48-14-18-300-004.000-013

and more particularly described as follows: (See attached "*Exhibit A*".)

Subject to legal rights-of-way and easements of record.

Subject property is located at approximately 0 State Road 38 and 0 South 600 West, Pendleton, Madison County, Indiana, containing 97.7 acres more or less.

And the same is hereby rezoned from the present "A-1" ("Agriculture") zoning classification to "SF-3" ("Single Family").


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

PASSED AND ADOPTED by the Town Council of the Town of Pendleton, Indiana, this 3 day of MARCH, 2024.

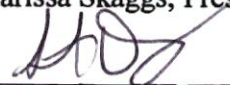
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TOWN OF PENDLETON, INDIANA, BY ITS TOWN COUNCIL

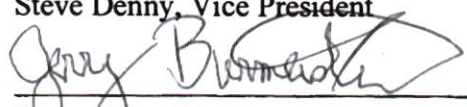
Voting Affirmative:

 ✓


Marissa Skaggs, President

 ✓


Steve Denny, Vice President

 ✓

Jerry Burmeister

 ✓

Bryan Williams

 ✓

Cory Hall

Voting Opposed:

Marissa Skaggs, President


Steve Denny, Vice President

Jerry Burmeister

Bryan Williams

Cory Hall

ATTEST:



Willie Boles, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Jeffrey K. Graham #26380-29

Prepared By:
Jeffrey K. Graham #26380-29
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Pendleton, IN 46064
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**RECOMMENDATION TO THE PENDLETON TOWN COUNCIL
CONCERNING PETITION PC10042023-01 TO REZONE
APPROXIMATELY 96 ACRES**

CERTIFICATION OF THE PENDLETON PLAN COMMISSION

Comes now the Pendleton Plan Commission and submits the following **favorable/unfavorable/neutral recommendation** to the Pendleton Town Council; and

WHEREAS, this Certification is being submitted within ten (10) days after the meeting held by the Pendleton Plan Commission which commenced November 1, 2023 and continued to February 7, 2024, concerning Petition PC10042023-01 a Petition to Amend Official Zoning Map.

WHEREFORE, the Pendleton Plan Commission hereby issues this Certification of the attached Ordinance, with a **favorable/unfavorable/neutral recommendation** to the Pendleton Town Council.

DATED: February 7, 2024

PENDLETON PLAN COMMISSION

A handwritten signature in black ink, appearing to read "Tim E. Pritchard", written over a horizontal line.

Tim Pritchard, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Kyle Eichhorn", written over a horizontal line.
Kyle Eichhorn, Vice President

Prepared By:
Jeffrey K. Graham #26380-29
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