

ORDINANCE NO. 2016-4

**AN ORDINANCE TO AMEND THE LAPORTE COUNTY ZONING
ORDINANCE OF LAPORTE COUNTY, INDIANA
BY AMENDING THE ZONE MAP FOR CENTER TOWNSHIP
SO AS TO RECLASSIFY AND REZONE CERTAIN REAL ESTATE
FROM R1B USE TO B1**

WHEREAS, the following described real estate located in Center Township, LaPorte County, Indiana, is presently zoned and classified as "Single Family Residential District" under the LaPorte County Zoning Ordinance of LaPorte County, Indiana:

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 21, Township 37 North, Range 3 West, Center Township, LaPorte County, Indiana, and being more particularly described as follows:

Commencing at a cast iron monument marking the East Quarter corner of Section 21, Township 37 North, Range 3 West, Center Township, LaPorte County, Indiana;

- Thence: S88°16'02"W, along the South line of the Northeast Quarter of said Section 21, a distance of 312.93' for the point of beginning;
- Thence: S18°37'39"W, a distance of 24.00' to the centerline of Johnson Road;
- Thence: N83°10'18"W, along the curved centerline of said road, an arc distance of 151.14' to the South line of the Northeast Quarter of said Section 21;
- Thence: S88°16'02"W, along said South line, a distance of 107.19';
- Thence: N01°43'58"W, a distance of 349.60';
- Thence: N59°46'49"W, a distance of 29.41';
- Thence: S89°43'39"E, a distance of 420.27';
- Thence: S18°37'39"W, a distance of 373.81' to the point of beginning;

Containing 2.763 Acres, subject to the right-of-way of Johnson Road, and all other legal easements, more commonly known as 307 & 309 Johnson Road.

WHEREAS, the County Plan Commission of LaPorte County, Indiana, has held a properly

advertised public hearing to consider a proposed zone map change of the above-described real estate as set forth in a Petition filed by the owners thereof; and

WHEREAS, at this hearing the LaPorte County Plan Commission considered those matters required to be considered by I.C. 36-7-4-603; and

WHEREAS, this ordinance would be an amendment to the LaPorte County Zoning Ordinance by amending the LaPorte County zone maps and more specifically the Master Zone Map of Center Township of LaPorte County, Indiana; and

WHEREAS, this ordinance will be subject to following restrictions and/or confirmations:

- a) Confirmation by the Petitioner that there are no issues with planned sewer and water hook ups with the City of LaPorte.
- b) Confirmation by the Petitioner that there are no issues related to driveways or ingress/egress points from the above-described property , as confirmed by the LaPorte County Highway Department.

NOW THEREFORE,

Section 1. Be it and it is hereby ordained by the Board of County Commissioners of LaPorte County, Indiana, that the hereinabove described real estate situated in Center Township, LaPorte County, State of Indiana, be and is hereby rezoned and now classified as "B1" and the zone maps of LaPorte County and more specifically the zone map of Center Township is hereby amended to reflect that the above-described real estate is "B1" subject to all regulations, restrictions, classifications applicable thereto as set out in the LaPorte County Zoning Ordinance.

Section 2. The passage of this Ordinance shall be considered as the adoption and approval of the proposed amendment to the zone maps of LaPorte County, Indiana, as contained in the Amended Petition filed with the LaPorte County Plan Commission by the owner of the real estate referenced in Section 1 above according to the provisions of I.C. 36-7-4-608.

Section 3. This Ordinance shall be in full force and effect from and after its approval and passage by the Board of County Commissioners of LaPorte County, Indiana, as required by law.


ADOPTED by the Board of County Commissioners of the County of LaPorte, Indiana, this 15th day of June, 2016.



David L. Decker



Dr. Vidya Kora



Michael Bohacek

Attest:



Joie Winski
Auditor, LaPorte County, Indiana