

ORDINANCE NO. 2017-07

AN ORDINANCE AMENDING, AND TO AMEND
THE ZONING ORDINANCE OF KOSCIUSKO
COUNTY, INDIANA

BE IT ORDAINED BY THE TOWN OF SYRACUSE OF
KOSCIUSKO COUNTY, INDIANA:

ARTICLE 1.

Section 1. That the Kosciusko County Zoning Ordinance heretofore passed and adopted by the Town Board of SYRACUSE, be and the same is hereby amended in the particulars hereinafter set forth.

Section 2. That certain tract of land situate in the Town of SYRACUSE, Kosciusko County, Indiana, as part of the Comprehensive Plan for Kosciusko County, Indiana, to wit:

“SEE ATTACHED”

Be, and the same is hereby, removed from classification as a INDUSTRIAL II DISTRICT and subject real estate shall be reclassified and rezoned as an PUBLIC USE DISTRICT within the limitations, definitions and description of the Kosciusko County Zoning Ordinance.

Section 3. That the Ordinance Administrator, pursuant to said Zoning Ordinance be, and he is hereby authorized to issue Improvement Location Permits and Certificates of Occupancy with reference to the construction and improvements upon said described

real estate so long as applications therefore comply with the Kosciusko County Zoning Ordinance and upon compliance with all applicable rules and regulations of the State of Indiana and local authorities, as the same may be applicable to the construction of streets, parking facilities, storm sewers, drains, sidewalks and sewer and water facilities.

ARTICLE 2.

Section 1. This Ordinance shall be in full force and effect from and after its passage.

Passed and adopted at a regular and duly constituted meeting of the Town Board of Syracuse Kosciusko County, Indiana, on the 19th day of September, 2017.

TOWN BOARD OF Syracuse

KOSCIUSKO COUNTY, INDIANA

[Signature]

[Signature]

[Signature]

Attest:

Paula Kehr-Wicker

STATE OF INDIANA)
)SS:
KOSCIUSKO COUNTY)

BEFORE THE KOSCIUSKO COUNTY
AREA PLAN COMMISSION

IN THE MATTER OF THE
PETITION OF:

REPORT AND RECOMMENDATION TO
Town Board of Syracuse

Comes how (the secretary of) the Executive Director of the Kosciusko County Area Plan Commission and presents to the commission the petition of Wawasee School heretofore filed in the office of the Kosciusko County Area Plan commission, praying rezoning of certain real estate Wawasee School (by counsel), and make proof of publication of notice of public hearing before said commission by publication of notice thereon in the Warsaw Times Union, a newspaper of general circulation published in Kosciusko County, Indiana, the publication of which was upon the 26 & 2 day of August & September 2017, which said proof of such publication is in the words and figures following, to-wit: (H.I.)

Said petition, being duly before said commission, the same is now submitted for hearing thereon, evidence heard, and the commission being duly advised with reference thereto, now finds:

1. That the petition for rezoning of the subject real estate as and for Public Use Uses as defined by the Kosciusko County Zoning Ordinance, be and the same should be granted.
2. That said commission further finds that the use of said real estate will not:
 - (1) Alter the land use characteristics of the district.
 - (2) Impair the adequate supply of light and air to the adjacent property.
 - (3) Increase the hazard from fire, flood and other dangers to said property.
 - (4) Diminish the marketable value of adjacent lands and buildings.
 - (5) Increase the congestion in the public streets
 - (6) Otherwise impair the public health, safety, convenience, comfort or general welfare.
3. That said petition, and the use of said real estate as proposed therein, does, in fact, comply with all the requirements of the Kosciusko County Zoning Ordinance and that the

commission should recommend passage, by the Town Board of Syracuse Kosciusko County, Indiana, of an ordinance approving rezoning as prayed in said petition.

That such ordinance should include, as a part of its content, the following recommendations or restrictions:

NONE

That based upon the findings and recommendations hereinabove set forth, and upon motion duly made and seconded, the members of said commission voted unanimously to recommend to the Town Board of Syracuse Kosciusko County, Indiana, adoption and passage of an ordinance to the effect that the real estate described in the petitioners petition be rezoned as therein prayed in conformity with Public Use Uses as the same is enumerated and defined in the Kosciusko County Zoning Ordinance, which said real estate is described as follows:

“SEE ATTACHED”

Daniel W. Richard
Director *at*
Kosciusko County Area Plan Commission

Dated: September 16, 2017.

AFFIDAVIT

Kosciusko County }
State of Indiana } SS:

Personally appeared before me, a notary public and for said county and state, the undersigned Jessica Rodriguez, who being duly sworn says that she is of competent age and is comptroller of the

Notice of Public Hearing

Notice is hereby given that the Kosciusko County Area Plan Commission shall hold a public hearing on a petition filed by Wawasee School requesting an amendment to the Kosciusko County Zoning Ordinance to reclassify from an industrial 2 to public use district the following real estate, located on the south side of Chicago St. and 930 East of Syracuse Webster Rd. Key Number 008-025-011 in Turkey Creek Township.

And described as follows to wit:

A tract of land in the Northeast quarter of Section 7, Township 34 North, Range 7 East, more particularly described as follows:

Beginning at the concrete corner post marking the Southeast corner of Outlot 2 in Thompson's Hill Addition; thence in a Northerly direction along the East boundary of said Outlot 2, 270 feet more or less to the south boundary of a public road, known as the West extension of Chicago Street; thence Easterly along the South boundary of said public road 161 feet; thence Southerly on a line parallel with the East boundary line of said Outlot 2, 270 feet more or less, to a point of intersection with a line which is the Easterly extension of the South boundary line of said Outlot 2; thence Westerly 161 feet more or less to the Place of Beginning.

Subject to all covenants, easements, restrictions, and public highway rights-of-way of record; all applicable zoning and sewer laws and ordinances; and possible rights of title and drainage ditches.

This change is requested to permit the above described real estate to be used for the purpose of public use uses as defined in the Kosciusko County Zoning Ordinance.

This hearing will be held in the Commissioners Room in the Kosciusko County Court House, 100 W. Center St., Warsaw, IN on Wednesday, September 6, 2017 at 1:00 PM.

All interested persons are invited to attend to be heard. Written comments will be considered if they are received in the office of the Kosciusko County Planning Department, Court House, Warsaw, Indiana, no later than 12:00 noon on the day of the hearing.

Kosciusko County Area Plan
Daniel W. Richard, Director
8-26, 9-2 hspaxlp

WARSAW TIMES-UNION

which for at least five (5) consecutive years has been published in Warsaw, county of Kosciusko, State of Indiana, and has been a newspaper of general circulation, having been published in the English language and entered, and is published by the post office department of the United States as second-class matter of the second-class as defined by the Act of March 3, 1879, and that the printed matter is a copy, which was published in said newspaper on the following dates of publication being as follows:

Sept 2 Jessica Rodriguez
Affiant

to before me this 2 day

of September, 2017

Laura Sowers
Notary Public

Laura Sowers
My Commission expires June 1, 2018
Resident of Kosciusko County

Printer's Fee, \$ 85⁰⁰

Form# 0111

Request For Zoning Amendment Before the
Kosciusko County Area Plan Commission

Case Number 17013 Z

Date Filed 7/28/2017

I/we WAWASEE

SCHOOL

260-424-6516

do hereby petition your Honorable Body to amend the Zoning of TURKEY CREEK Kosciusko County, Indiana by reclassifying from an
Industrial 2 District to an Public Use District, the property described as follows, and shown on the map enclosed in file,
which by reference is made a part of this petition.

ONE WARRIOR PATH BLDG 2

SYRACUSE

IN 46567

008-025-011

Applicants Mailing Address

Key Number

Other_Property_Location

SOUTH SIDE CHICAGO ST, 630' EAST SYRACUSE WEBSTER NE 1/4 Section 7 Township 34 Range 7

Purpose of Rezoning

PUBLIC USE USES AS DESCRIBED IN THE KOSCIUSKO COUNTY ZONING ORDINANCE

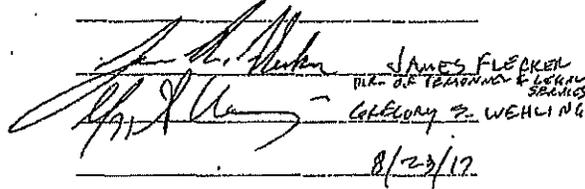
I am I am
We hereby certify that as the undersigned We are the owner/s of fifty percent or more of the property described in this petition.

Property Owners Name

Property Owners Signature

WAWASEE

SCHOOL


JAMES FLECKNER
M.R. DE TERNONNEAU & SONS
GREGORY E. WEHLING
8/23/17

The correspondent or agent (if different from the owners) is OREG WEHLING

Agents Phone 260-424-6516

Agents Address

75.00
pd

This petition shall be submitted to the Kosciusko County Area Plan Commission Office, in the County Courthouse, Warsaw, Indiana, in order that the petition may be reviewed for accuracy of property description and to establish if the District requested will permit the proposed. The original and second copy of the petition (with two copies of an accurate map or plat showing the area proposed for change) shall be referred to the appropriate Legislative Body by the Kosciusko County Area Plan Commission, together with the recommendation of the Commission.

Marine Trades Legal Description:

A tract of land in the Northeast Quarter of Section 7, Township 34 North, Range 7 East, more particularly described as follows:

Beginning at the concrete corner post marking the Southeast corner of Outlot 2 in Thompson's Hill Addition; thence in a Northerly direction along the East boundary of said Outlot 2, 270 feet more or less to the South boundary of a public road, known as the West extension of Chicago Street; thence Easterly along the South boundary of said public road 161 feet; thence Southerly on a line parallel with the East boundary line of said Outlot 2, 270 feet more or less, to a point of intersection with a line which is the Easterly extension of the South boundary line of said Outlot 2; thence Westerly 161 feet more or less to the Place of Beginning.

Subject to all covenants, easements, restrictions, and public highway rights-of-way of record; all applicable zoning and sewer laws and ordinances; and possible rights of tile and drainage ditches.