

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 02 -2025

**AN ORDINANCE APPROVING AN AMENDMENT TO THE
CLARK COUNTY ZONING MAP ON RECOMMENDATION BY THE
CLARK COUNTY PLAN COMMISSION**

WHEREAS, the Board of Commissioners of Clark County, Indiana (the “Board”), is the executive body of Clark County Government pursuant to the provisions of Ind. Code § 36-2-2-2; and,

WHEREAS, the Board is also the legislative body of Clark County Government pursuant to the provisions of Ind. Code 36-1-2-9; and,

WHEREAS, the Clark County Plan Commission has advisory authority regarding zoning pursuant to Ind. Code 36-7-4, *et al*; and,

WHEREAS, on the 8th day of January, 2025, the Clark County Plan Commission passed Resolution 2025-1 (see the said Resolution 2025-1 (attached hereto as **Exhibit “A”**) to reclassify certain property on the County’s zoning maps as identified in the said Resolution.

NOW, THEREFORE, BE IT ORDAINED by the Board of Clark County Commissioners as follows:

1. That the Clark County Plan Commission Resolution 2025-1, dated January 8, 2025, as attached hereto as **Exhibit “A”**, is hereby approved, and the County’s zoning maps are reclassified pursuant to the attached Resolution and subject to any conditions contained therein.

2. This Ordinance shall be in full force and effect upon its passage and promulgation as evidenced by the affirmative signatures of the undersigned as the majority of the duly elected and serving members of this Board.

So Ordained this 16th day of January, 2025.

Members voting "NO":

Bryan Glover, Commissioner

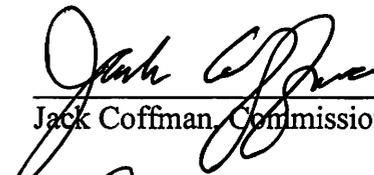
Jack Coffman, Commissioner

Connie Sellers, Commissioner

Members voting "YES":



Bryan Glover, Commissioner

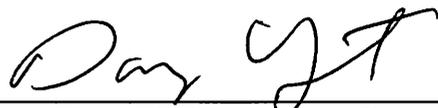


Jack Coffman, Commissioner



Connie Sellers, Commissioner

Attested by:



Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2025-01

WHEREAS, the Clark County Plan Commission met on January 8, 2025, and heard the Docket No. 2024-28-PC, Graf Zurschmiede LLC, 7515 Old Hwy 111, Memphis IN a request for a zone map amendment from M1 to M2 for part of Parcel No. 10-10-18-500-019.000-032;

WHEREAS, the Plan Commission heard the presentation of the Petitioner(s) and the objections, comments, remonstrations, and other relevant information presented by those in attendance at the hearing, if any:

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission as follows, after giving reasonable regard to the factors set forth in I.C. 36-7-4-603:

1. The Petition to rezone the real estate described in Exhibits A, B and C was heard after notice to interested persons was properly given in accordance with the ordinance and Indiana Law;
2. The Plan Commission heard and received the relevant evidence presented and deliberated on such evidence in a public meeting; and
3. The Plan Commission recommends to the Board of Commissioners of Clark County with a 5 - 0 vote as follows:

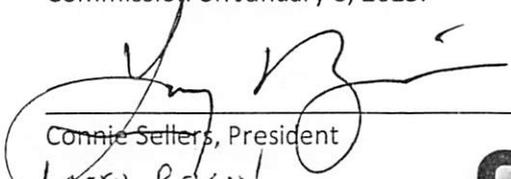
FAVORABLE RECOMMENDATION: The real estate described in Exhibit A, B, and C should be changed.

UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A, B, and C should NOT be changed.

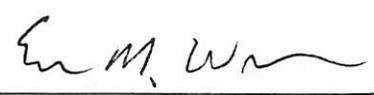
NO RECOMMENDATION: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITHOUT A RECOMMENDATION.

CONDITIONS: The Plan Commission sends the rezoning petition to the Clark County Commissioners WITH CONDITIONS TO INCLUDE:

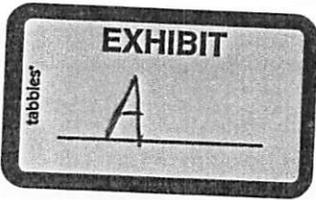
I hereby certify that this is a true and correct copy of the Resolution passed by the Clark County Plan Commission on January 8, 2025.



Connie Sellers, President
Larry Brisson



Eric M. Wise Executive Director



PARCEL A

A part of Grant Number 185, Clark County, Indiana, and intended to be a part of that land conveyed to Carolyn L. Eckert as described in Instrument Number 200205651, and described as follows: Commencing at the South corner of said Grant; thence North 35 degrees 41 minutes 41 seconds West, an assumed bearing, with the Southwest line of said Grant, 3292.79 feet to the East right of way of Interstate 65; thence North 02 degrees 18 minutes 52 seconds East along said right of way, 892.41 feet to a 18 inch tree and the Point of Beginning; thence continuing North 02 degrees 18 minutes 52 seconds East along said right of way, 379.90 feet to a 5/8" rebar set with cap inscribed "Travis A. Norman, PLS #20500020"; thence North 79 degrees 55 minutes 00 seconds East 177.78 feet to a found iron pipe; thence South 34 degrees 28 minutes 22 seconds East 407.19 feet to a 5/8" rebar found with cap; thence South 79 degrees 53 minutes 29 seconds West 427.49 feet to the Point of Beginning, containing 2.58 acres, more or less, and subject to all legal rights of way and easements of record.

TOGETHER WITH the Permanent Exclusive Easement, dated November 21, 2006 and recorded as Instrument 200624225, in the Clark County Recorder's Office.



PARCEL B

A part of Survey #185 of the Illinois Grant, Union Township, Clark County, Indiana and the same tract described in DD 20-3749 described as follows: Beginning at the intersection of State Road 31 and Killen Road, thence North 1 deg. 49' 25" West 452.84 feet along State Road 31, thence South 88 deg. 10' 35" West 48.74 feet to the West line of State Road 31 at the South corner of White (DR 154-216) (Northeast corner of W.W. Weavers), thence North 0 deg. 05' 44" West 496 feet deed distance along the right-of-way to an iron pin set THE TRUE PLACE OF BEGINNING, thence South 79 deg. 28' 50" West 311.85 feet (320 feet deed) along White (DR 144-40) to an iron pin set, thence North 35 deg. West 75.34 feet (90 feet deed) along Jackson (DR 253-218) to a square steel pin found, thence North 69 deg. 35' 27" East 379.72 feet along New Skelgas, Inc. (DD 17-547) to a pipe found, thence South 03 deg. 54' 37" West 90 feet along the West line of State Road 31 to a nail set, thence South 0 deg. 05' 44" East 47.41 feet along the West line of State Road 31 to THE TRUE PLACE OF BEGINNING, containing 0.7933 acres.



PARCEL C

A part of Grant Number 185, Clark County, Indiana, and intended to be a part of that land conveyed to Carolyn L. Eckert as described in Instrument Number 200205651, and described as follows:

Commencing at the South corner of said Grant; thence North 35 degrees 41 minutes 41 seconds West, an assumed bearing, with the Southwest line of said Grant, 3292.79 feet to the East right of way of Interstate 65; thence North 02 degrees 18 minutes 52 seconds East along said right of way, 1272.31 feet to a 5/8" rebar set with cap inscribed "Travis A. Norman, PLS #20500020" and the Point of Beginning; thence continuing North 02 degrees 18 minutes 52 seconds East along said right of way, 269.99 feet; thence South 34 degrees 31 minutes 10 seconds East 289.64 feet to a found iron pipe; thence South 79 degrees 55 minutes 00 seconds West 177.78 feet to the Point of Beginning, containing 0.54 acres, more or less, and subject to all legal rights of way and easements of record.

