

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 03 -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 2025-2 (see the said Resolution 2025-2 (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 2025-2, 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

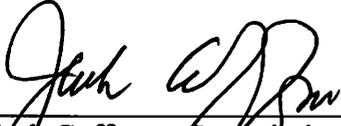
Jack Coffman, Commissioner

Connie Sellers, Commissioner

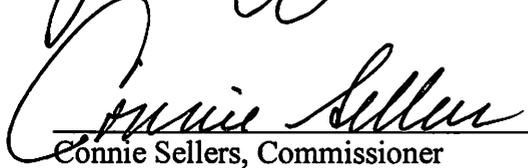
Members voting "YES":



Bryan Glover, Commissioner



Jack Coffman, Commissioner



Connie Sellers, Commissioner

Attested by:



Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2025-02

WHEREAS, the Clark County Plan Commission met on January 8, 2025, and heard the Docket No. 2024-29-PC, Graf Properties LLC, 7515 Old Hwy 111, Memphis IN a request for a zone map amendment from AG to M2 for part of Parcel No. 10-06-23-800-006.000-027;

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 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:

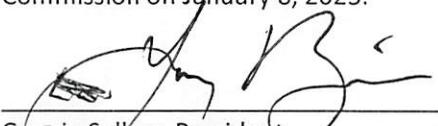
FAVORABLE RECOMMENDATION: The real estate described in Exhibit A should be changed.

UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A 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.

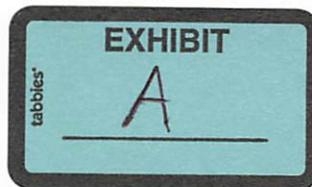


Connie Sellers, President

Lucy Brisson



Eric M. Wise Executive Director





RENAISSANCE DESIGN BUILD, INC.

INDIANA OFFICES
117 S Indiana Avenue
Sellersburg, IN 47172
Tel: 812-246-5897
Fax: 812-248-4320

rdbi@rdbi-inc.com

KENTUCKY OFFICES
1012 S. Fourth Street
Louisville, KY 40203
Tel: 502-424-8373
Fax: 502-587-0931

web: rdbi-inc.com



Exhibit "A"
Job #2015-026B
6.78 Acre

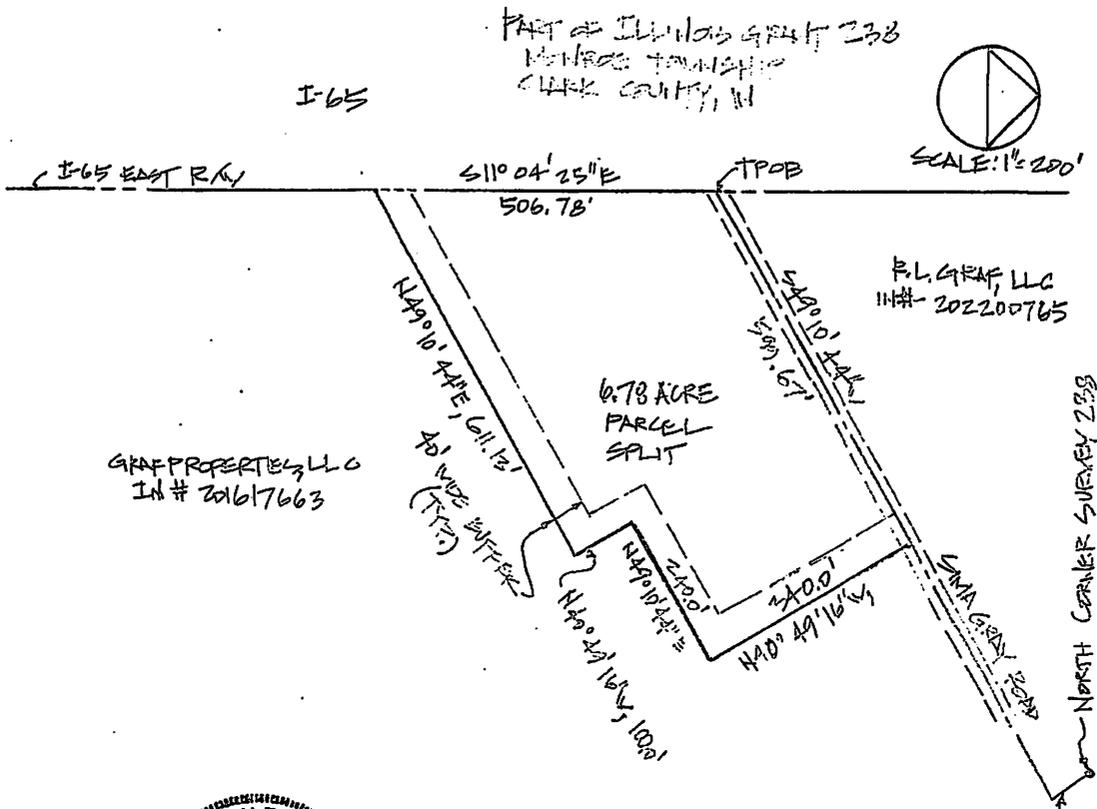
Proposed Parcel Split / Legal Description

Being part of Illinois Grant two hundred thirty-eight (238), Monroe Township, Clark County, Indiana and also part of the tract of land conveyed to Graf Properties, LLC in Instrument 201617663 in the Clark County Recorder's Office, this description is certified by Nathan R. Grimes, PLS #LS 21000194 on 11/25/2024 as Renaissance Design Build, Inc., Project No. 2015-026B (all references to monuments and courses herein are as shown on attached Exhibit "B"); more particularly described as follows:

Beginning at the north corner of said Survey 238; Thence South 47 Degrees 30 Minutes West, along the line dividing Surveys 238 and 253, 1,375 feet; Thence South 41 Degrees 23 Minutes East, 1,335 feet; Thence North 77 Degrees 32 Minutes East, 983.24 feet to the west right of way line of Highway 131; Thence the following 8 courses along said right of way line, South 0 Degrees 45 Minutes East, 912.94 feet; Thence 354.03 feet along the arc of a 1,959.86 foot radius curve to the left (concave easterly) and having a chord which bears South 5 Degrees 55 Minutes 30 Seconds East, 353.55 feet; Thence South 11 Degrees 06 Minutes East, 349 feet; Thence South 78 Degrees 54 Minutes West, 60 feet; Thence South 11 Degrees 06 Minutes East, 60 feet; Thence South 49 Degrees 45 Minutes 35 Seconds East, 64.03 feet to a concrete right of way marker; Thence South 11 Degrees 06 Minutes East, 100 feet to a concrete right of way marker; Thence South 16 Degrees 11 Minutes 56 Seconds East, 186.82 feet to a railroad spike in the centerline of Sima Gray Road; Thence South 49 Degrees 10 Minutes 44 Seconds West (basis of bearings), along said centerline, 396.09 feet to a railroad spike, Thence South 49 Degrees 10 Minutes 44 Seconds West, along said centerline, 1,394.56 feet to an iron pin on the east right of way line of Interstate 65; and the TRUE PLACE OF BEGINNING: Thence South 11 Degrees 04 Minutes 25 Seconds East, 506.78 feet with said east right of way; Thence North 49 Degrees 10 Minutes 44 Seconds East, 611.13 feet leaving said east right of way; Thence North 40 Degrees 49 Minutes 16 Seconds West; 100.00 feet; Thence North 49 Degrees 10 Minutes 44 Seconds East, 240.00 feet; Thence North 40 Degrees 49 Minutes 16 Seconds West, 340.00 feet to the centerline of Suma Grey Road and the south property line of a tract of land conveyed to R.L. Graf, LLC at Instrument #202200765 in the Clark County Recorder's Office; Thence South 49 Degrees 10 Minutes 44 Seconds West, 599.67 feet with said centerline of Sima Grey Road and also said south property line to the TRUE PLACE OF BEGINNING and containing 6.78 acres of land, more or less and being subject to all legal highways and easements of record.



ENGINEERING • DESIGN • GENERAL CONTRACTING • CONSTRUCTION MANAGEMENT • PLANNING
LAND SURVEYING • ENGINEERING INVESTIGATION SERVICES • COMMERCIAL AND HOME INSPECTIONS



GRAFF PROPERTIES, LLC
IN# 201617663



Nathan R. Grimes
11/27/2024

NOTE: THIS IS NOT A BOUNDARY RE-TRACEMENT SURVEY BUT A PARCEL SPLIT EXHIBIT BASED ON PUBLIC RECORDS AND OWNERS' INTENT.

13 CORNERS TO NORTH CORNER OF GRANT 238 SEE ATTACHED DESCRIPTION FOR ADDITIONAL INFORMATION

Sheet Of 	Dwn by: <i>N. Grimes</i>	Chk by: <i>N. Grimes</i>	RENAISSANCE DESIGN BUILD, INC. 117 S Indiana Avenue Sellersburg, IN 47172 Tel: 812-246-5897 Fax: 812-248-4320 www.renaissancedesignbuild.com
	Date: 11/26/2024	Project No: 2015-0203	
	Project: EXHIBIT 'B'	Subject: ZONING PARCEL SPLIT PLAT	
	Revisions:		