

STATE OF INDIANA
BEFORE THE BOARD OF CLARK COUNTY COMMISSIONERS

ORDINANCE NO. 11-2026

**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 11th day of March, 2026, the Clark County Plan Commission passed Resolution 2026-06 (see the said Resolution 2026-06 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 2026-06, dated March 11, 2026, 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 26th day of March, 2026.


Members voting "NO":

Bryan Glover, Commissioner

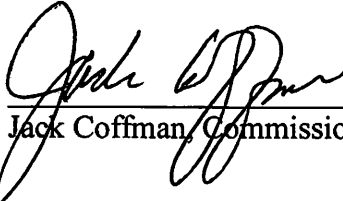
Jack Coffman, Commissioner

David Decker, Commissioner

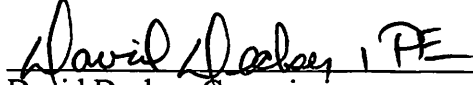
Members voting "YES":



Bryan Glover, Commissioner



Jack Coffman, Commissioner



David Decker, Commissioner

Attested by:



Danny Yost, Clark County Auditor

BY THE CLARK COUNTY PLAN COMMISSION

RESOLUTION 2026- 6

WHEREAS, the Clark County Plan Commission met on March 11, 2026, and heard the Docket No. PC26-04, C & O Properties, 18403 Starlight Rd, Floyds Knobs, IN., a request for a zone map amendment from B3 to R2 for parcel# 10-16-03-300-121.000-036;

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 Exhibit 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:

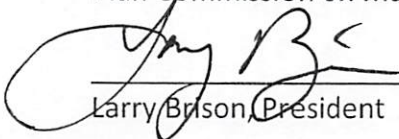
FAVORABLE RECOMMENDATION: The real estate described in Exhibit A should be changed.

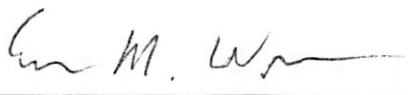
UNFAVORABLE RECOMMENDATION: The real estate described in Exhibit A should NOT be changed.

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 March 11, 2026.


Larry Brisson, President

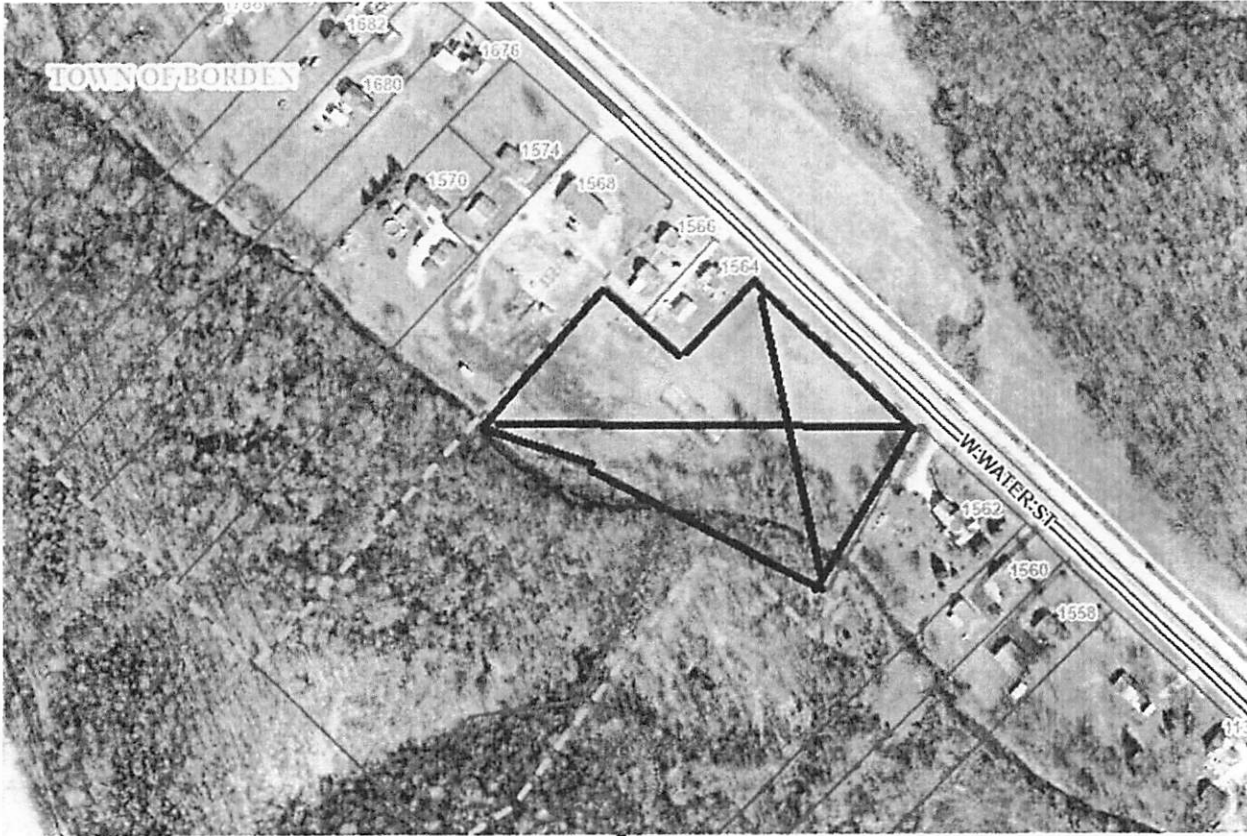

Eric M. Wise Executive Director



LAND DESCRIPTION - PARCEL # 3

Being a 4.07 acre tract lying in the Southwest Quarter of Section 33 Township 1 North, Range 5 East, Wood Township, Clark County, Indiana, same being part of lot 1, 2, 3, 4 and 5 of the Victor Bunch Subdivision as shown in Plat Book 3, page 112, same being as composed by David J. Ruckman PS # 00040393, same being bounded as follows:

Beginning at the northeast corner of Lot 4, Bunch Subdivision, a 3/4 pipe;
thence S 46°42'18" E with the south RAW SR 80 a distance of 348.06' to a corner in a ravine;
thence S 29°12'00" W with the south line of Lot 1 and a ravine a distance of 292.50' to a 5/8 rebar;
thence N 62°30'39" W with original channel a distance of 289.23' to a point at mouth of a Ravine;
thence N 62°30'39" W with creek channel centerline a distance of 108.54' to a point;
thence N 70°27'15" W with said centerline a distance of 213.26' to a point;
thence N 43°14' 55" E passing a 5/8 rebar at 60.07' a distance of 303.65' to a Ruckman 5/8 rebar;
thence S 49°36'03" E a distance of 158.00' to a 3/4 pipe;
thence N 43°19' 39" E a distance of 166.04' to the beginning.
Subject to all Easements of Record.



PC Form 1: Application Form

For Office Use Only	
Petition #	
Fee	
Filing Date	
Hearing Date	
<input type="checkbox"/> Staff Review	<input type="checkbox"/> Checkpoint Agencies Review
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Rec.
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/ conditions
<input type="checkbox"/> Denied	

This application is being submitted for (check all that apply):

- Minor Residential Subdivision
- Primary Plat
- Secondary Plat
- Development Plan
- Zone Map Change
- PUD District

APPLICANT INFORMATION

Full Legal Name: **Lincoln Ogden**

Street Address: **PO Box 825**

City, State, Zip: **Floyds Knobs, IN 47119**

Applicant is (choose one): Corporation LLC Partnership Individual Other (specify)

Primary Contact Person	Name: Lincoln Ogden	Phone: 502-639-6406	Email: lincolnogden@sbcglobal.net
Surveyor/Engineer	Name: Jason Copperwaite	Phone: 812-738-4124	Email: jcopperwaite@ppa-eng.com

Will the Project Use A Temporary Work Trailer? Yes No

PROPERTY OWNER INFORMATION

Full Legal Name: **C & O Properties, LLC**

Street Address: **8403 Starlight Rd**

City, State, Zip: **Floyds Knobs, IN 47119**

Phone

Email

Property Owner is (choose one): Corporation LLC Partnership Individual(s) Other (specify)

PROPERTY INFORMATION

13-Digit Parcel Number: **10-16-03-300-121,000-036**

Property Address (Actual / approximate address or location from map or street): **West Water Street / Highway 60**

County Road Serving Property: **West Water Street / Highway 60**

Township: **Wood**

Subdivision Name (if applicable): **Victor Bunch Subdivision**

Lot Number(s) (if applicable):

Total Acreage: **4.07**

Property located in Floodway or Floodplain: Yes No Portion located in AE Floodway

Development will be served by: Septic Sewer (sanitary sewer) **Public Sewer**

Current Zoning of Subject Property: **B3**

Current Use of Subject Property: **Vacant**

Proposed Zoning: **R2**

Proposed Land Use:

CONSENT OF PROPERTY OWNER(S): Complete if the applicant is different from the property owner

I, Lincoln Ogden, after being first duly sworn, depose and say that I am the owner(s) of the real estate located at the above address, that I/we have read and examined the Application, and are familiar with its contents; that I/we have no objection to and consent to such request as set forth in the application; and that such request, being made by the applicant, is

is not a condition to the sale or lease of the above property.

Property Owner(s): [Signature]
 Printed Name(s): Lincoln B. Ogden
 Date: 1-7-26
 Signature of Notary: Lynn Cadle
 Subscribed and sworn to before me this 7 day of January, 2026.

Notary Public's Name (printed): Lynn Cadle
 My Commission Expires: Oct 7, 2033
 State/Country of Residence: IN Floyd

LYNN CADLE
 Notary Public
 Floyd County - State of Indiana
 Commission Number NP0766365
 My Commission Expires Oct 7, 2033

NOTARIZATION: The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant: [Signature]
 Notary Public's Name (printed): Lynn Cadle
 My Commission Expires: Oct 7, 2033
 State/Country of Residence: IN-Floyd

LYNN CADLE
 Notary Public
 Floyd County - State of Indiana
 Commission Number NP0766365
 My Commission Expires Oct 7, 2033

Date: 1-7-26
 Signature of Notary: Lynn Cadle
 Subscribed and sworn to before me this 7 day of January, 2026.