

ORDINANCE NO. 22-12-20-001

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

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF KOSCIUSKO
COUNTY, INDIANA:

ARTICLE 1.

Section 1. That the Kosciusko County Zoning Ordinance heretofore passed and adopted by the Board of Commissioners of Kosciusko County, Indiana, and recorded under Miscellaneous Record 53, Page 130 be and the same is hereby amended in the particulars hereinafter set forth.

Section 2. That certain tract of land situated in Kosciusko County, Indiana, now lying without the corporate limits of any non-participating City or Town and under the jurisdiction of the Kosciusko County Area Plan Commission, as a part of the Comprehensive Plan for Kosciusko County, Indiana; to-wit:

"SEE ATTACHED"

2022120650 ORDN \$0.00
12/20/2022 02:07:33P 5 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented


be, and the same is hereby, removed from classification as an Agricultural and
subject real estate shall be reclassified and rezoned as Residential 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 Location Improvement 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.

FILED

DEC 12 2022

Michelle J. Pussett
Auditor of Kosciusko County

STATE OF INDIANA)
)SS:
KOSCIUSKO COUNTY)

BEFORE THE KOSCIUSKO COUNTY
AREA PLAN COMMISSION

IN THE MATTER OF THE
PETITION OF:

REPORT AND RECOMMENDATION TO
County Commissioners

Comes now (the secretary of) the Executive Director of the Kosciusko County Area Plan Commission and presents to the commission the petition of RANSBOTTOM FAMILY FARMS heretofore filed in the office of the Kosciusko County Area Plan commission, praying rezoning of certain real estate RANSBOTTOM FAMILY FARMS (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 November 26th & December 3rd days of 2022, 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 Residential uses 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.

FILED

DEC 12 2022

Michelle J. Russett

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 County Commissioners _____
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:

That based upon the findings and recommendations hereinabove set forth, and upon motion
duly made and seconded, the members of said commission voted 8-0 _____ to
recommend to the County Commissioners _____ 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 Residential _____ Uses as the same is
enumerated and defined in the Kosciusko County Zoning Ordinance, which said real estate is
described as follows:

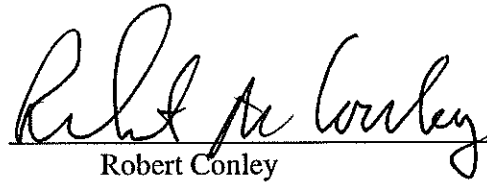
“SEE ATTACHED”

Matthew Samdys
Director *at*
Kosciusko County Area Plan Commission

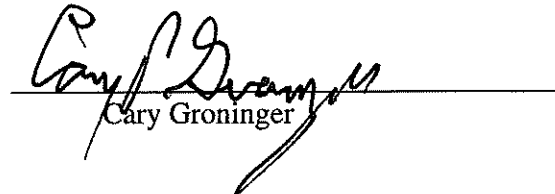
Dated: 12/07/2022 _____

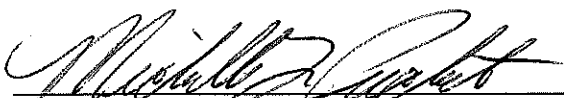
Section 1. This ordinance shall be in full force and effect from and after its passage.

Passed and adopted at a regular and duly constituted meeting of the County Commissioners
of Kosciusko County, Indiana, on 12/20/2022.


Robert Conley


Bradford Jackson


Cary Groninger


Attest: Kosciusko County Auditor – Michelle Puckett

I affirm, under the penalties for perjury,
that I have taken reasonable care to redact
each Social Security number in this
document, unless required by law.

Ashley R. Miller

RANSBOTTOM FAMILY FARMS

PART OF THE EAST HALF OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 6 EAST, TOGETHER WITH PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 7 EAST, ALL BEING IN KOSCIUSKO COUNTY, INDIANA, AND ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREES 45 MINUTES 00 SECONDS WEST (ADJOINER'S DEED BEARING AND USED AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION), ON AND ALONG THE CENTERLINE OF CRIPPLEGATE ROAD, A DISTANCE OF 1,035.67 FEET (RECORDED 1035.0 FEET), TO AN IRON PIPE FOUND AT THE POINT OF INTERSECTION WITH THE CENTERLINE OF STANTON ROAD (RECORDED STANTON LAKE ROAD); THENCE NORTH 85 DEGREES 30 MINUTES 00 SECONDS EAST, ON AND ALONG THE CENTERLINE OF SAID STANTON ROAD, A DISTANCE OF 371.00 FEET; THENCE NORTH 82 DEGREES 13 MINUTES 41 SECONDS EAST (RECORDED NORTH 79 DEGREES 15 MINUTES EAST), ON AND ALONG SAID CENTERLINE, A DISTANCE OF 851.96 FEET (RECORDED 851.0 FEET), TO A MAG NAIL; THENCE NORTH 69 DEGREES 38 MINUTES 33 SECONDS EAST (RECORDED NORTH 71 DEGREES 25 MINUTES EAST), ON AND ALONG SAID CENTERLINE, A DISTANCE OF 57.85 FEET; THENCE NORTH 66 DEGREES 47 MINUTES 33 SECONDS EAST (RECORDED NORTH 68 DEGREES 34 MINUTES EAST), ON AND ALONG SAID CENTERLINE, A DISTANCE OF 112.19 FEET TO A MAG NAIL; THENCE NORTH 63 DEGREES 12 MINUTES 33 SECONDS EAST (RECORDED NORTH 64 DEGREES 59 MINUTES EAST), ON AND ALONG SAID CENTERLINE, A DISTANCE OF 743.00 FEET TO A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 200400000719 IN THE RECORDS OF KOSCIUSKO COUNTY, INDIANA, SAID RAILROAD SPIKE BEING AT THE POINT OF BEGINNING; THENCE NORTH 63 DEGREES 25 MINUTES 36 SECONDS EAST, ON AND ALONG THE CENTERLINE OF SAID STANTON ROAD, A DISTANCE OF 189.07 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 12 MINUTES 36 SECONDS EAST, ON AND ALONG THE CENTERLINE OF SAID STANTON ROAD, A DISTANCE OF 1,081.74 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 97-02-0419 IN SAID RECORDS; THENCE NORTH 20 DEGREES 04 MINUTES 22 SECONDS WEST, ON AND ALONG THE WEST LINE OF SAID TRACT OF LAND IN DOCUMENT NUMBER 97-02-0419 AND ON AND ALONG THE WEST LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2013030135 IN SAID RECORDS AND ON AND ALONG THE WEST LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2010090285 IN SAID RECORDS, A DISTANCE OF 459.05 FEET TO A ROD FOUND AT THE SOUTHEAST CORNER OF A CERTAIN 0.013 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2010090287 IN SAID RECORDS; THENCE NORTH 49 DEGREES 52 MINUTES 02 SECONDS WEST, ON AND ALONG THE SOUTHWESTERLY LINE OF SAID 0.013 ACRE TRACT OF LAND AND ON AND ALONG THE SOUTHWESTERLY LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2012081480 IN SAID RECORDS, AND ON AND ALONG A SOUTHWESTERLY LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 2012100819 IN SAID RECORDS, A DISTANCE OF 289.21 FEET TO AN

IRON PIPE FOUND AT THE WEST CORNER OF SAID TRACT OF LAND IN DOCUMENT NUMBER 2012100819, SAID IRON PIPE ALSO BEING AT A SOUTHWESTERLY CORNER OF LOT NUMBER 44 IN TEEPLE'S ADDITION TO FOREST GLEN AS RECORDED IN PLAT BOOK 4, PAGE 158 IN SAID RECORDS; THENCE NORTH 51 DEGREES 33 MINUTES 24 SECONDS WEST, ON AND ALONG THE SOUTHWESTERLY LINE OF SAID TEEPLE'S ADDITION TO FOREST GLEN A DISTANCE OF 66.58 FEET TO A 5/8-INCH IRON PIN CAPPED "WALKER"; THENCE SOUTH 88 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 1,280.52 FEET TO A MAG NAIL ON THE EASTERLY LINE OF A CERTAIN TRACT OF LAND AS RECORDED IN DEED RECORD 306, PAGE 380 IN SAID RECORDS; THENCE SOUTH 30 DEGREES 44 MINUTES 22 SECONDS EAST, ON AND ALONG SAID EASTERLY LINE, ALSO BEING ON AND ALONG THE CENTERLINE OF TEEPLE AVENUE, A DISTANCE OF 75.02 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND IN DEED RECORD 306, PAGE 380, SAID IRON PIN ALSO BEING AT A NORTHEAST CORNER OF A CERTAIN TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 200400000719 IN SAID RECORDS; THENCE SOUTH 34 DEGREES 46 MINUTES 18 SECONDS EAST (RECORDED SOUTH 32 DEGREES 55 MINUTES EAST), ON AND ALONG AN EASTERLY LINE OF SAID TRACT OF LAND IN DOCUMENT NUMBER 200400000719, ALSO BEING ON AND ALONG THE CENTERLINE OF TEEPLE AVENUE, A DISTANCE OF 153.45 FEET (RECORDED 153.59 FEET), TO A RAILROAD SPIKE FOUND AT A CORNER OF SAID TRACT OF LAND IN DOCUMENT NUMBER 200400000719; THENCE SOUTH 32 DEGREES 04 MINUTES 27 SECONDS EAST (RECORDED S 30 DEGREES 18 MINUTES EAST), ON AND ALONG AN EASTERLY LINE OF SAID TRACT OF LAND IN DOCUMENT NUMBER 200400000719, ALSO BEING ON AND ALONG THE CENTERLINE OF TEEPLE AVENUE, A DISTANCE OF 629.50 FEET (RECORDED 629.74 FEET), TO THE POINT OF BEGINNING, CONTAINING 20.667 ACRES OF LAND, MORE OR LESS.