



**CERTIFICATION TO
THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

June 17, 2020

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on June 15, 2020 the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 6 in favor and 0 opposed, gave a **Favorable Recommendation** to proposal 2020-08-Z to amend the Zoning Map (the "Map") of the Town of Zionsville (Legal Description attached, "Exhibit A"). Proposal 2020-08-Z recommends that 76± acres described in the Petition be rezoned from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2020-08-Z to amend the Zoning Map (a copy of which is attached to this Certification and incorporated here by this reference, "Exhibit B") to the Town Council of Zionsville, Indiana, with a **Favorable Recommendation.**

**TOWN OF ZIONSVILLE
ADVISORY PLAN COMMISSION**



David L. Franz, President

Attest: 

**Wayne DeLong, AICP, CPM
Director of Planning and Economic Development
Secretary, Town of Zionsville Advisory Plan Commission**

Exhibit A

Estate of Ruth Everett – Ray Keith Everett, Jr.

A part of the West half of the Northeast Quarter of Section 34, Township 18 North, Range 1 East, in Perry Township, Boone County, Indiana, described as follows:

Commencing at the Southwest corner of said half quarter section marked by a railroad spike; thence North 00 degrees 39 minutes 46 seconds West (grid bearing) 1824.33 feet to a 5/8 inch rebar with red cap stamped Firm #0066 (hereafter referred to as rebar) at the point of beginning; thence North 00 degrees 39 minutes 46 seconds West, along said West line 830.00 feet to a harrison monument marking the Northwest corner of said half-quarter section; thence North 88 degrees 42 minutes 30 seconds East 1330.18 feet to the Northeast corner of said half quarter section; thence South 00 degrees 42 minutes 28 seconds East, along the East line of said half-quarter section, 830.00 feet to a point being North 88 degrees 42 minutes 30 seconds East 27.26 feet from a rebar on the West right-of-way line on State Road 267; thence South 88 degrees 42 minutes 30 minutes West 1330.84 feet to the point of beginning, containing 25.351 acres, more or less.

Address: 5190 S. SR 267, Lebanon, IN 46052
Part of Parcel no. 008-01830-00

Exhibit A.

Estate of Ruth Everett – Ramona Everett Seymour

A part of the West half of the Northeast Quarter of Section 34, Township 18 North, Range 1 East, in Perry Township, Boone County, Indiana, described as follows:

Commencing at the Southwest corner of said half quarter section marked by a railroad spike; thence North 00 degrees 39 minutes 46 seconds West (grid bearing) 994.33 feet to a 5/8-inch rebar with red cap stamped Firm #0066 (hereafter referred to as rebar); at the point of beginning; thence North 00 degrees 39 minutes 46 seconds West along said West line 830.00 feet to a rebar; thence North 88 degrees 42 minutes 30 seconds East 1330.84 feet to a point on the East line of said half-quarter section being North 88 degrees 42 minutes 30 seconds 27.26 feet from a rebar on the West right of way line of State Road 267; thence South 00 degrees 42 minutes 28 seconds East, along said East line, 830.00 feet to a point being North 88 degrees 42 minutes 30 seconds East 28.68 feet from a rebar on the West right of way line of State Road 267; thence South 88 degrees 42 minutes 30 seconds West 1331.49 feet to the point of beginning, containing 25.363 acres, more or less.

Address: 5190 S. SR 267, Lebanon, IN 46052
Part of Parcel no. 008-01830-00

Exhibit A

Estate of Ruth Everett – Aaron Walker Everett

A part of the West half of the Northeast Quarter of Section 34, Township 18 North, Range 1 East, in Perry Township, Boone County, Indiana, described as follows:

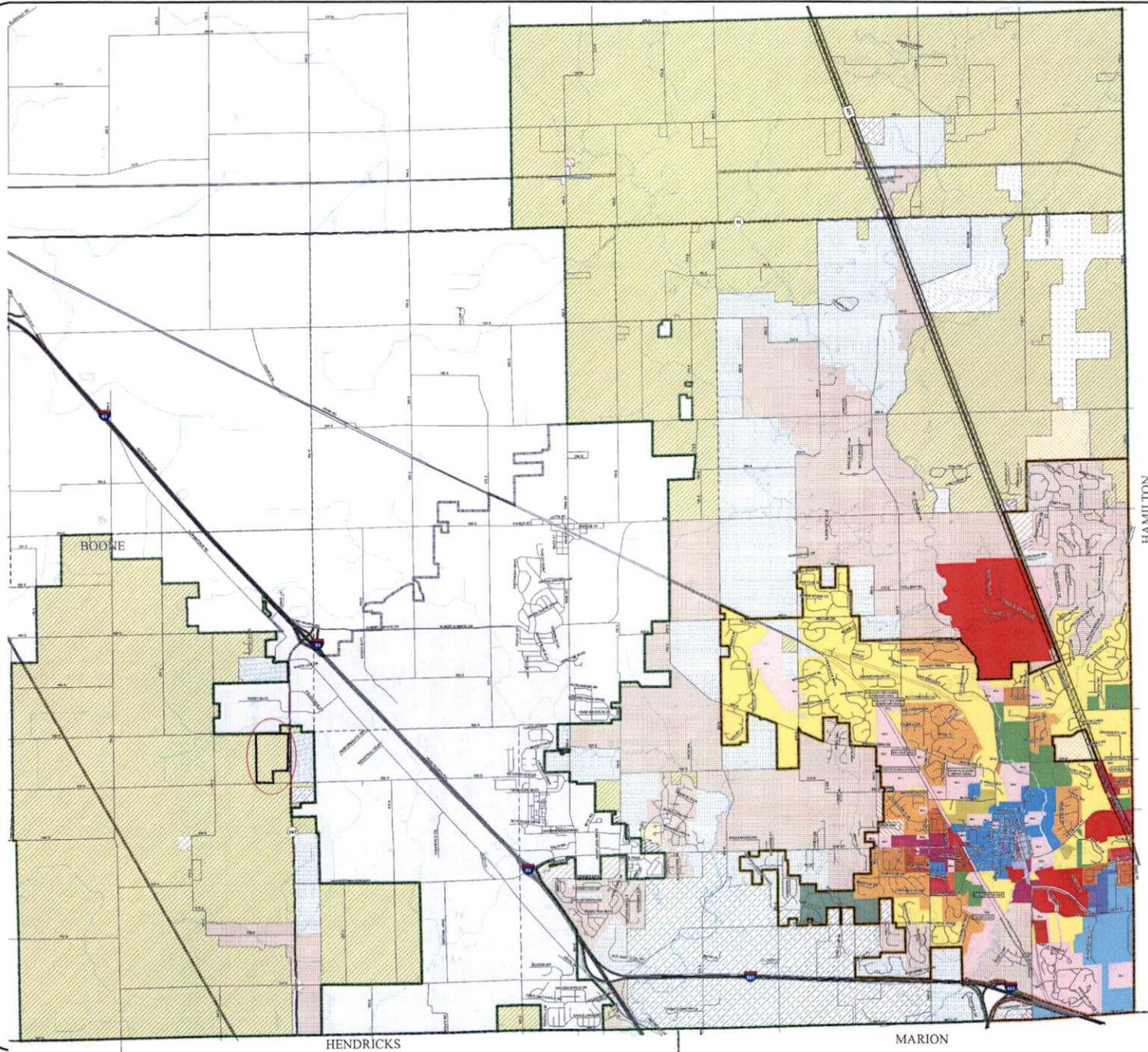
Beginning at the Southwest corner of said half quarter section marked by a railroad spike; thence North 00 degrees 39 minutes 46 seconds West (grid bearing) 994.33 feet to a 5/8 inch rebar with red cap stamped Firm #0066 (hereafter referred to as rebar); thence North 88 degrees 42 minutes 30 seconds East 1331.49 feet to the East line of said half-quarter section being North 88 degrees 42 minutes 30 seconds 28.68 feet from a rebar on the West right of way line of State Road 267; thence South 00 degrees 42 minutes 28 seconds East, along said East line to a point being 330.00 feet North of the Southeast corner of said half quarter section; thence South 88 degrees 43 minutes 27 seconds West, parallel with the South line of said half quarter section 660.00 feet; thence South 00 degrees 42 minutes 28 seconds East, parallel with said East line, 330.00 feet to a point on said South line; thence South 88 degrees 43 minutes 27 seconds West 672.25 feet to the point of beginning, containing 25.407 acres, more or less.

Address: 5190 S. SR 267, Lebanon, IN 46052
Part of Parcel no. 008-01830-00

TOWN OF ZIONSVILLE ZONING MAP JANUARY 1, 2015



Urban Zoning Districts	Rural Zoning Districts
RE	AG
R-SF-1	RE
R-SF-2	R2
R-SF-3	R3
R-SF-4	R4
R-MF-1	LR
R-MF-2	PR
B-0	UB
B-1	GB
B-2	L1
B-3	L2
VBD	L3
LORT	AZ
S1	Zionsville Town Service District
S2	Zionsville Rural Service District
S3	Lebanon
SPECIAL USE ZONING	Michigan Road Overlay
OPEN LAND	Whitestown
RV	Parcels
PUD	County Line
	Township Line
	Water Features
	Highways
	Streets



RECOMMENDED BY THE PLAN COMMISSION AND APPROVED AND ORGAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE AND AS AMENDED BY ZONING ORDINANCES.

- JEFF PAPA, PRESIDENT
- TIM WAIN
- ELIZABETH HOPPER
- STEVE SANDY
- TOM SCHULER
- SUSANA SLAMEZ
- CANDACE ULMER

All real property located within the corporate boundaries of the Town of Zionsville and under the jurisdiction of the Plan Commission as set forth in this Ordinance is hereby divided into Districts as shown on the Official Zoning Map which, together with all supplementary material, is incorporated by reference and declared to be a part of this Ordinance.

Plan Commission President: _____ Mayor: _____
 Plan Commission Secretary: _____
 Date of Adoption: 01/01/2015



Exhibit B
BLN
BEAM-LONGEST-NEFF

**ORDINANCE NO. 2020-06_
OF THE
TOWN OF ZIONSVILLE, INDIANA**

**AN ORDINANCE TO AMEND THE
TOWN OF ZIONSVILLE
ZONING ORDINANCE
FOR THE
TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

**AND FIXING A TIME WHEN THE SAME SHALL
TAKE EFFECT**

**Plan Commission Petition No.
2020-08-Z**

WHEREAS, I.C. § 36-7-4, et seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana: and;

WHEREAS, in accordance with I.C. 36-7-4-600 et seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on June 15, 2020 to consider a proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2020-08-Z; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a favorable recommendation on June 17, 2020 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on _____, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C.36 7-4-600 et.seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

1. Official Zone Map Amendment

The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and listed on Exhibit B to the attached Certification, from its Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District

Such Property shall be subject to the conditions and restrictions adopted and imposed by the Zionsville Plan Commission, if any.

(a) The Director of Finance and Records and Staff are directed to comply with Section 194.182 of the Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

2. Construction of Clause Heading: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the 15th day of JUNE, 2020. A motion to consider on First Reading was sustained by a vote of 6 in favor and 0 opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____ day of _____ 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA**

	YEA Signature	NAY Signature
Josh Garrett, President		
Bryan Traylor, Vice-President		
Alexander Choi, Member		
Joe Culp, Member		
Brad Burk, Member		
Craig Melton, Member		
Jason Plunket, Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Emily Styron on the _____ day of _____ 2020, at _____ m.

ATTEST: _____
Amelia Lacy, Municipal Relations Coordinator

**MAYOR'S
APPROVAL**

Emily Styron, Mayor

DATE

**MAYOR'S
VETO**

Emily Styron, Mayor

DATE