

ORDINANCE NO. 23-05-23-002

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"

2023050925 ORDN \$0.00
05/23/2023 10:39:30A 7 PGS
Deborah A Wright
Kosciusko County Recorder IN
Recorded as Presented

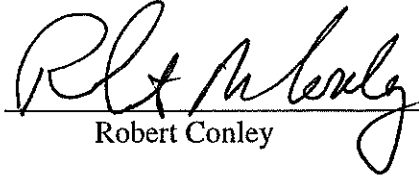

be, and the same is hereby, removed from classification as an Commercial and
subject real estate shall be reclassified and rezoned as Residential within the
limitations, definitions and description of the Kosciusko County Zoning Ordinance.


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.

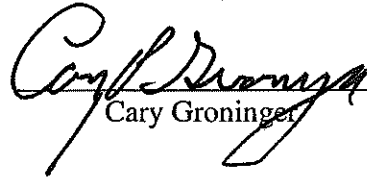
ARTICLE 2.


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 05/23/2023.


Robert Conley


Bradford Jackson


Cary Groninger


Attest: Kosciusko County Auditor – Rhonda Helser

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

Lots 14, 16, & 17 in the plat of the Town of Atwood (formally Mount Ruska) as recorded in the Kosciusko County Records Office Book 1, page 33.



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 BLAKE PALMER heretofore filed in the office of the Kosciusko County Area Plan commission, praying rezoning of certain real estate BLAKE PALMER (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 April 22 & April 29 days of 2023, 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) Other wise impair the public health, safety, convenience, comfort or general welfare

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 7-0 _____ 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 Sandy
Director *at*
Kosciusko County Area Plan Commission

Dated: 05/03/2023

FORM# 0111

Case# Z-2023-9

Date Applied: 04/12/2023

**Request for Zoning Ordinance Amendment
Kosciusko County Area Plan Commission**

Name of Applicant: BLAKE PALMER Applicant Phone #: 574-606-4037

Mailing Address: 19057 US 12 EDWARDSBURG MI 49112

Name of Agent: _____ Agent Phone #: _____

Property Owner Name: Palmer Blake

Property Owner Address: Palmer Blake | 19057 US 12 | Edwardsburg, MI 49112

I/We Do Hereby Petition Your Honorable Body to Amend the Zoning of A/An Parcel Currently Zoned Commercial District to A/An Residential District. The Property Described as Follows, and Shown on the Map Attached Hereto, Which By Reference is Made A Part of this Petition.

Primary Key Number: 013-012-031 Township: Harrison

Additional Key Numbers: _____

Property Location: 120 E MAIN ST

Property is Situated on the: South side of MAIN ST and 0 feet West of HARRISON ST

The Proposed Use of the Property is Residential as defined by the Kosciusko County Zoning Ordinance:

"I/We do hereby certify that as the undersigned I am/we are the owner(s) of Fifty Percent of More or the Property Described in the Petition. I/we have the right and do grant permission to a designated representative from the Area Plan Commission to enter the property in question through this hearing in order to prepare exhibits and documentation for the public hearing.

Owner Name:

Signature:

Owner 1: BLAKE PALMER

Blake Palmer

Owner 2: _____

Owner 3: _____

Owner 4: _____

Additional Owners (if needed):

Date: 4-19-2023 Signature of Party Picking up Paperwork: Blake Palmer

Filing Fee \$300.00 Paid

check 021177

AFFIDAVIT

Kosciusko County)
State of Indiana) SS:

Personally appeared before me, a notary public and for said county and state, the undersigned **Jessica Rodriguez**, who being duly sworn says that she is of competent age and is comptroller of the

WARSAW TIMES-UNION

a daily newspaper which for at least five (5) consecutive years has been published in the city of Warsaw, county of Kosciusko, State of Indiana, and which, during that time, has been a newspaper of general circulation, having a bona fide paid circulation, printed in the English language and entered, authorized and accepted by the post office department of the United States of America as mailable matter of the second-class as defined by the Act of Congress of the United States of March 3, 1879, and that the printed matter attached hereto is a true copy, which was published in said newspaper

2 times, the dates of publication being as follows:
Apr 20, 29 Jessica Rodriguez
Affiant

Subscribed and sworn to before me this 29 day
of April, 2023

Laura Sowers
Notary Public

Laura Sowers
My Commission expires June 1, 2026
Resident of Kosciusko County

Printer's Fee, \$ 80⁰⁰



Sunday, April 30
By Eugenia Last

Engage in the activities and times that make you happy.]
change of your life and change v
is no longer working for you
helping yourself, you'll be setting
example for others. Trust
believe in yourself and your ability
initiate what needs to happen to
good about yourself and your fut
ARIES (March 21-April 1)
Anger isn't the answer; Channel
energy into something meanin
Take the initiative and make h
improvements that will impr
your living arrangements

Notice Is Hereby Given, That The Kosciusko
A Petition Filed by Blake Palmer Requesting
Reclassify From an: Commercial District to an
The Following Real Estate, located on
120 E MAIN ST Key#: 013-012-031
013-012-0311, LOTS 14, 16 & 17 ATWOOD
And Described As Follows on the 2nd page
Lots 14, 16, & 17 in the plat of the Town of AN
County Record's Office Book 1, page 33.
This Change Is Requested To Permit the A
Residential Uses as defined in the Kosciusko C
This Hearing Will Be Held in the: Area Plan C
1:00 PM.
All interested persons are invited to attend
are received in the Office of the Kosciusko C
then 72 hours before the meeting. (mailing c
tally submitted comments or exhibits on de
drives, or external drives must be submitted t
meeting will not be viewed in accordance w
Kosciusko County Area Plan
Matthew Sandy, Director
4-22,29 hspawlp