

ORDINANCE # 2022-27

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM THE "R-2" TWO-FAMILY RESIDENTIAL DISTRICT TO THE "GB" GENERAL BUSINESS DISTRICT**

**WHEREAS**, the applicant, A. Shively & Co., LLC., has an ownership interest in fifty percent (50%) or more of certain parcels of real estate hereinafter described located within the City of Columbia City, Indiana, having heretofore applied to amend the Zoning Map of the City of Columbia City, Indiana, to reclassify said properties from the "R-2" Two-family Residential District to the "GB" General Business District; and

**WHEREAS**, the Plan Commission of the City of Columbia City, upon referral of said application, held a public hearing, as prescribed by law, and have reported to the Common Council of the City of Columbia City its findings and recommendations in writing concerning the request that said real estate be rezoned from its present "R-2" Two-family Residential District to the "GB" General Business District; and

**WHEREAS**, the Common Council, upon certification by the Plan Commission of its favorable recommendation, considered and examined the proposed zone map change giving regard to the Comprehensive Plan, the current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction, and the responsible development and growth of the City of Columbia City; and

**WHEREAS**, the Common Council of the City of Columbia City deems it in the best interest of the community that such zoning reclassification be enacted;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY**, that the Code of Ordinances, Title XV, Chapter 156, be amended in that the part of the following described real estate situated within Whitley County, Indiana, to wit:

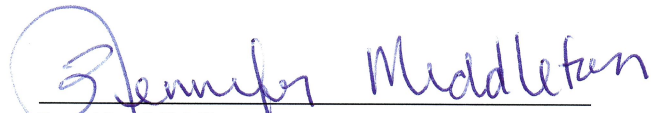
[Please see Exhibit A.]

which has heretofore been classified as "R-2" Two-family Residential District, be and hereby is reclassified as "GB" General Business District.


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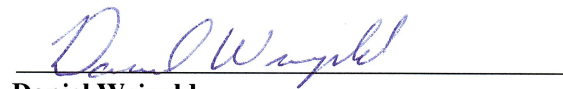
RESOLVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY, INDIANA, ON  
THIS 11 DAY October, 2022.

  
Walter Crowder


  
Jennifer Middleton

  
Jennifer Romano

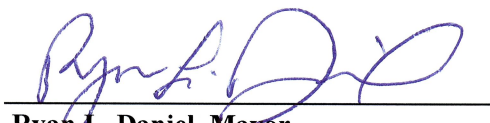
  
Tad Varga

  
Daniel Weigold

ATTEST:

  
Rosie M. Coyle, Clerk-Treasurer

Signed and approved by me on this 11 day of October, 2022.

  
Ryan L. Daniel, Mayor  
City of Columbia City, Indiana

## EXHIBIT A

### Rezoning Description:

Part of the Southeast Quarter of Section 11, Township 31 North, Range 9 East, Whitley County, Indiana, more particularly described as follows, to wit:

Beginning at a point 337.4 feet (recorded 5 chains which equals 330 feet) East and 4 chains and 25 links (280.5 feet) North of the point where the West line of the Southeast Quarter of Section 11, Township 31 North, Range 9 East, crosses the North line of the right-of-way of the Pittsburgh, Fort Wayne and Chicago Railroad, now operated by the Pennsylvania Co. (Penn-Central); running thence South, parallel to the West line of said Quarter Section, a distance of 379.5 feet; thence Eastwardly, by an interior angle of 109 degrees 11 minutes, along the North right-of-way line of said Railroad, 135.68 feet; thence North, by an interior angle of 71 degrees 11 minutes, on and along a line established by monuments found, a distance of 418.32 feet; thence West, by an interior angle of 92 degrees 02 minutes, a distance of 130.0 feet to the place of beginning, containing 1.178 acres of land, more or less.