

ORDINANCE # 2024-19

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM THE "I-1" LIGHT INDUSTRIAL DISTRICT TO THE "GB" GENERAL BUSINESS DISTRICT**

**WHEREAS**, the applicant, Whitley County Consolidated Schools, acting as agent of Braid Den, Inc., 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 "I-1" Light Industrial 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 "I-1" Light Industrial 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 following described real estate situated within Whitley County, Indiana, to wit:

[Please see Exhibit A.]

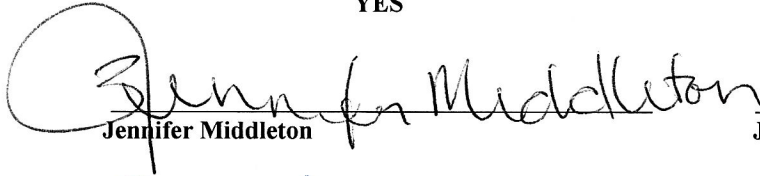
which has heretofore been classified as "I-1" Light Industrial District, be and hereby is reclassified as "GB" General Business District.

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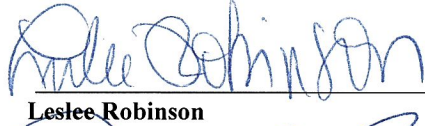
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,  
INDIANA, ON THIS 26 DAY December, 2024.

YES

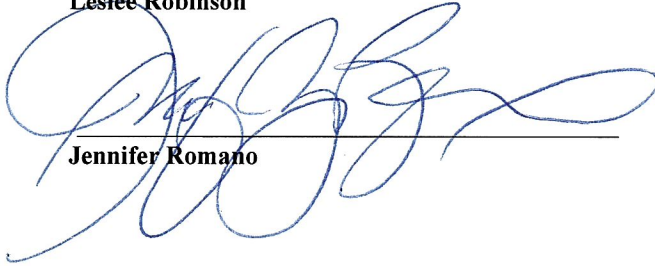
NO

  
Jennifer Middleton

Jennifer Middleton

  
Leslee Robinson


Leslee Robinson

  
Jennifer Romano

Jennifer Romano

Tad Varga

Tad Varga

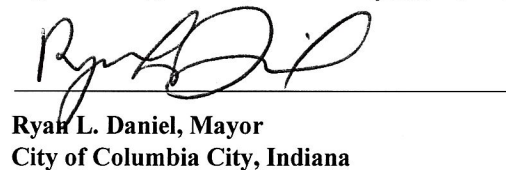
  
Daniel Weigold

Daniel Weigold

ATTEST:

  
Rosie M. Coyle, Clerk-Treasurer

Signed and approved by me on this 26 day of December, 2024.

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

## EXHIBIT A

### Rezoning Description:

#### PARCEL I:

A part of the Southwest Quarter of Section numbered eleven (11), in Township Thirty one (31) North of Range Nine (9) East, lying within the corporate limits of the City of Columbia City, Indiana, more particularly described as follows, to-wit:

Beginning at the point on the South line of said Section numbered eleven (11) which is two hundred (200) feet East of the Southwest corner of said section; thence North along a line running parallel to and two hundred (200) feet East of the West line of said section eleven (11) for a distance of four hundred sixty-eight and sixty-three hundredths (468.63) feet to a point which is seven hundred and fifty (750) South of the right-of-way line of the Pittsburgh, Fort Wayne and Chicago Railroad, thence South seventy-one (71) degrees, forty (40) minutes East parallel to and seven hundred and fifty (750) feet South of said right-of-way line or a distance of five hundred thirty-nine and ten hundredths (539.10) feet to the Center of Blue River; thence South eleven (11) degrees, thirty-eight (38) minutes West along the Center of said River three hundred eight and twenty-hundredths (308.20) feet to a point in the South line of said Section numbered eleven (11); thence South eighty-nine (89) degrees, fifty (50) minutes West, along said South line six hundred forty nine (649) feet to the place of beginning, containing four and nineteen hundredths (4.19) acres, more or less.

#### EXCEPT:

Apart of the Southwest Quarter Section 11, Township 31 North, Range 9 East, Whitley County, Indiana, and being all that part of Instrument #89-10-15, lying within the right of way depicted on Route Survey Plat of INDOT Project ST-099-7(F) recorded January 27, 1997 as Instrument #97-1282, in the Office of the Recorder of Whitley County, Indiana, and particularly described as follows: Commencing in the Southwest corner of said Quarter Section; thence South 89 degrees 15 minutes 48 seconds East 60.960 (200.00 feet) along the South line of said section to the Southwest corner of the owner's land; thence North 0 degrees 44 minutes 12 seconds East 9.144 meters (30.00 feet) along the West line of the owner's land to the North boundary of State Road 205 (Radio Road) and the point of beginning of this description; thence continuing North 0 degrees 44 minutes 12 seconds East 6.656 meters (22.49 feet) along said West line to Point "C" on said plat; thence South 89 degrees 15 minutes 48 seconds East 58.944 meters (193.39 feet) to point "D" on said plat; thence North 85 degrees 01 minutes 34 seconds East 20.100 meters (65.94 feet) to point "E" on said plat; thence North 87 degrees 52 minutes 28 seconds East 40.050 meters (132.87 feet) to point "F" on said plat thence South 89 degrees 15 minutes 46 seconds East 21.435 meters (70.32 feet) to the centerline of Blue River and point "G" on said plat, which point is the West boundary of S.R. 9; thence South 10 degrees 43 minutes 48 seconds West 4.833 meters (15.85 feet) along the centerline of said Blue River and the boundary of said S.R. 9 to the North boundary of S.R. 9 to the North boundary of S.R. 205 West 20.596 meters (67.57 feet) along the boundary of said S. R. 205 (Radio Road); thence South 82 degrees 20 minutes 02 seconds West 41.718 meters (136.86 feet) along said boundary; thence North 89 degrees 15 minutes 48 seconds West 77.876 meters (254.84 feet) along said boundary to the point of beginning and containing 0.0930 hectares (0.230 acres), more or less.

#### EXCEPT:

A 40-foot wide Sanitary Sewer Easement located in the Southwest Quarter of Section 11, Township 31 North, Range 9 East, Whitley County, Indiana, centered on the following described line:

Commencing at a point on the South line of the Southwest Quarter of Section 11, Township 31 North, Range 9 East, Whitley County, Indiana, located 200 feet South 89 degrees 51 minutes 18 seconds East of the Southwest corner of said Southwest Quarter, said point being the Southwest corner of a 4.19-acre parcel described in Instrument #2004030516 as found in the Office of the Recorder of Whitley County, Indiana; thence South 89 degrees 51 minutes 18 seconds East, on said South line, 324.5 feet to the Point of Beginning; thence North 22 degrees 45 minutes 30 seconds East, 356.0 feet; thence North 04 degrees 02 minutes East, 140.3 feet, more or less, to a terminus on the Northerly line of a 1.73-acre parcel described in Instrument # 2004030516, said terminus point being located 671 feet East of the West line of said Southwest Quarter, containing 19.855 square feet, more or less.

#### PARCEL II:

Commencing at a point 2000 feet East and 468.6 feet North of the Southwest corner of Section 11 Township 31 North, Range 9 East, in Whitley County, Indiana; thence due East 546.2 feet to the center of Blue River; thence South 11 degrees 35 minutes West along the center of Blue River, 229.7 feet to a point which is 750 feet South of South Right of Way line of the Penn R.R. the distance being measured as right angles to the said South Right of Way line thence North 71 degrees 40 minutes West parallel with the said South Right of Way line, 527.2 feet; containing 1.73 acres, more or less.

