

ORDINANCE # 2024-28

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FROM THE "R-2" TWO-FAMILY RESIDENTIAL DISTRICT AND THE "R-3" MULTI-FAMILY RESIDENTIAL DISTRICT TO THE "I-1" LIGHT INDUSTRIAL DISTRICT

WHEREAS, the applicant, Kilgore Manufacturing Co., Inc., has an 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 and the "R-3" Multi-Family Residential District to the "I-1" Light Industrial 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 and the "R-3" Multi-Family Residential District to the "I-1" Light Industrial 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.]

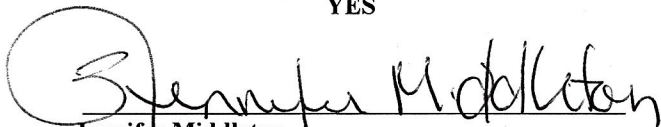
which has heretofore been classified as "R-2" Two-Family Residential District and "R-3" Multi-Family Residential District, be and hereby is reclassified as "I-1" Light Industrial District.

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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

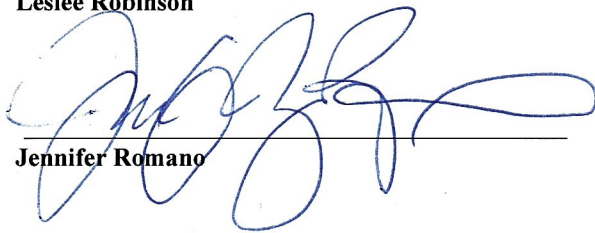
NO


Jennifer Middleton

Jennifer Middleton


Leslee Robinson

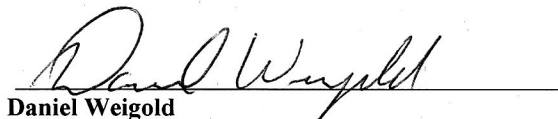
Leslee Robinson


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 Dec, 2024



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

EXHIBIT A

Rezoning Description:

LOT NUMBER ONE (1) IN EYANSON'S FIRST ADDITION TO THE TOWN OF COLUMBIA CITY, NOW CITY OF COLUMBIA CITY, AS PER PLAT THEREOF, RECORDED IN DEED BOOK Z, PAGE 507, IN THE OFFICE OF THE RECORDER OF WHITLEY COUNTY, INDIANA.

ALSO,

The East 83.5 feet of Lot Number 1 in Block 1 in Thiele's Addition , to the Town of Columbia, now City of Columbia City.

Together with the following real estate adjacent to the above described tract:

A parcel of land adjacent to the east 83.5 feet of Lot Number 1 in Block 1 Thiele's Addition to the Town of Columbia, now City of Columbia City, more particularly described as follows, to wit: Commencing at a point 32 feet west of the northeast corner on and along the northerly line of Lot Number 1 at the east face of the residential structure located thereon; thence north along the east face of said structure, a distance of 1.5 feet; thence west along the northern face of said structure, a distance of 16 feet; thence south along the western face of said structure, a distance of 2 feet to the northern line of Lot 1; thence east on and along the northern line of Lot 1 to the point of beginning.

ALSO,

Lots Two (2), Three (3), and Four (4) in Thiele's Addition to the Town of Columbia, now called City of Columbia City.

