

ORDINANCE # 2026-01

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY
FROM THE "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT
TO THE "GB" GENERAL BUSINESS DISTRICT**

WHEREAS, the applicant, Thor Hodges and Landon Hodges, 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-1" Single-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-1" Single-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 following described real estate situated within Whitley County, Indiana, to wit:

[See Exhibit A]

which has heretofore been classified as "R-1" Single-Family Residential 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 27th DAY January, 2024.

YES

NO

Ryan Adamson

Ryan Adamson

Brent Bockelman

Brent Bockelman

Jennifer Romano

Jennifer Romano

Tad Varga

Tad Varga

Daniel Weigold

Daniel Weigold

ATTEST:

Leslee Robinson

Leslee Robinson, Clerk-Treasurer

Signed and approved by me on this 27th day of January, 2024.

Ryan L. Daniel

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

EXHIBIT A

ZONING DESCRIPTION

Parcel A

Lot Number 2 in the Amended Plat of Wildflower Ridge Addition, situated in the Northeast Quarter of Section 3, Township 31 North, Range 9 East, Whitley County, Indiana.

Parcel B

Part of the Northeast Quarter of Section 3, Township 31 North, Range 9 East, Whitley County, Indiana (This description prepared by Ryan D. Peppler, LS22300014, as part of original survey SC-150 completed by J.K. Walker and Associates, P.C., dated October 3, 2025), being more particularly described as follows, to wit:

Commencing at an iron pin found at the Northeast corner of said Northeast Quarter; thence S00°-14'-15" W (the basis of bearings for this description is an adjoining's deed bearing of N90°-00'-00"E for the North line of the Southwest Quarter of Section 33, Township 32 North, Range 9 East, Whitley County, Indiana), on and along the East line of said Northeast Quarter, a distance of 1025.00 feet to the Southeast corner of a certain 2.073 acre tract of land as recorded in Document Number 98-3-84 in the records of Whitley County, Indiana, said corner being at the POINT OF BEGINNING; thence continuing S00°-14'-15" W, on and along said East line, being within the right-of-way of State Road Number 109, a distance of 100.00 feet to a point situated N00°-14'-15" E, a distance of 50.00 feet from the Southeast corner of a certain tract of land recorded in Document Number 2020010351 in the records of Whitley County, Indiana; thence N89°-44'-25" W, a distance of 868.20 feet to a 5/8-inch iron pin capped "Walker"; thence N00°-14'-15" E, a distance of 785.73 feet to a 5/8-inch iron pin capped "Walker" on the South line of the Plat of Studie's Haven as recorded in Document Number 2012040076 in said records; thence S89°-38'-45" E, on and along said South line, a distance of 190.00 feet to the Northwest corner of the Plat of Wildflower Ridge Addition Amended as recorded in Document Number 2017080517 in said records, said corner being situated 48.8 feet East of a 5/8-inch iron pin capped "Walker" found, said corner also being situated 74.6 feet North of a 5/8-inch iron pin capped "Walker" found; thence S00°-14'-15" W, on and along the West line of said Wildflower Ridge Addition Amended, a distance of 401.60 feet to a 5/8-inch iron pin capped "Walker" found at the Southwest corner of said Wildflower Ridge Addition Amended; thence S89°-44'-25" E, on and along the South line of said Wildflower Ridge Addition Amended, a distance of 360.00 feet to a 5/8-inch iron pin capped "Walker" found at the Northwest corner of said 2.073 acre tract of land; thence S00°-14'-15" W, on and along the West line of said 2.073 acre tract of land, a distance of 283.80 feet to an iron pin found at the Southwest corner of said 2.073 acre tract of land; thence S89°-44'-25" E, on and along the South line of said 2.073 acre tract of land, a distance of 318.20 feet to the point of beginning, containing 7.33 acres of land, more or less, subject to legal right-of-way for State Road Number 109, subject to all legal drain easements and all other easements of record.

