

ORDINANCE # 2026-27

**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, L. Rhoades Enterprises, LLC, as agent of Stephen Miller, 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, subject to the recordation of certain Written Commitments; 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, effective upon the recordation with the Whitley County Recorder of the submitted Written Commitments.

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EXHIBIT A

REZONING DESCRIPTION

THE NORTH FIFTY (50) FEET TO LOT NUMBER ONE (1) IN BLOCK NUMBER ONE (1) IN THE SCHOOL ADDITION TO THE TOWN OF COLUMBIA, NOW CALLED CITY OF COLUMBIA CITY, BEING A PART OF THE LAND CONVEYED BY ISAAC SHINNEMAN TO THE PRESIDENT AND TRUSTEES OF THE INCORPORATED TOWN OF COLUMBIA CITY FOR SCHOOL PURPOSES.

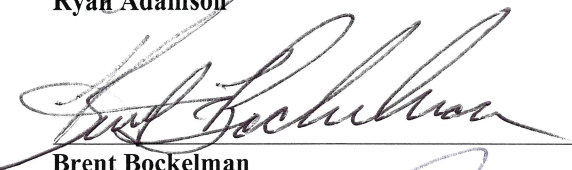
PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF COLUMBIA CITY,
INDIANA, ON THIS 28th DAY July, 2026

YES

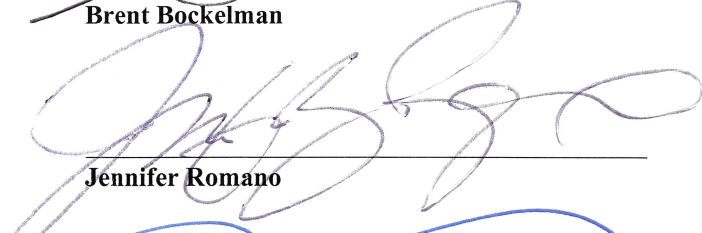
NO


Ryan Adamson

Ryan Adamson


Brent Bockelman

Brent Bockelman


Jennifer Romano

Jennifer Romano


Tad Varga

Tad Varga


Daniel Weigold

Daniel Weigold

ATTEST:



Leslee Robinson, Clerk-Treasurer

Signed and approved by me on this 28th day of July, 2026.



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